Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Nada Way Carrum Downs VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$400,000	&	$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Other	Suburb	Carrum Downs
Period-from	01 Apr 2020	to	31 Mar 2021	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/50 Protea Street Carrum Downs VIC 3201	$400,000	04-Dec-20
19/50 Protea Street Carrum Downs VIC 3201	$440,000	01-Jan-21
7/27 Brunnings Road Carrum Downs VIC 3201	$450,000	30-Jan-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 April 2021

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1/50 Protea Street Carrum Downs VIC 3201

2 1 1

Sold Price **$400,000** Sold Date **04-Dec-20**

Distance **0.14km**



19/50 Protea Street Carrum Downs VIC 3201

2 1 1

Sold Price **$440,000** Sold Date **01-Jan-21**

Distance **0.18km**



7/27 Brunnings Road Carrum Downs VIC 3201

2 1 1

Sold Price **$450,000** Sold Date **30-Jan-21**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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