

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

6/74 HALL ROAD 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2021

to

30 Jun 2022

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

25/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$585,000	28-Apr-22
18/32 LATS AVENUE CARRUM DOWNS VIC 3201	\$575,000	08-Apr-22

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.

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Kate Rushton

P 5990 9502

M 0408 104 953

E kate.rushton@raywhite.com



**25/25 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$585,000

Sold Date

28-Apr-22

Distance

0.37km



**18/32 LATS AVENUE CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price

\$575,000

Sold Date

08-Apr-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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