

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	107 Nada Way Carrum Downs, 3201
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$410,000 & \$450,000
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Median sale price

Median price	\$510,000	Property Type	UNIT	Suburb	CARRUM DOWNS
Period - From	01-Aug-2022	to	31-Jul-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	2/27 Grnja Way, Carrum Downs	\$443,000	16-Jun-2023
2	16/25 Lats Avenue, Carrum Downs	\$470,000	10-Jun-2023
3	2/25 Lats Avenue, Carrum Downs	\$440,500	04-Jun-2023

This statement of information was prepared on 19-Jan-2024 at 11:25:06 AM EST