

## 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

52 Herbert 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

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

\*House

X

\*Unit

Suburb

Carrum Downs

Period-from

01 Jul 2018

to

30 Jun 2019

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

30 Rundle Drive Carrum Downs VIC 3201	\$585,000	31-Dec-18
5 Jessica Place Carrum Downs VIC 3201	\$594,000	29-Jan-19
22 Clifton Park Drive Carrum Downs VIC 3201	\$592,500	31-Oct-18

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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**30 Rundle Drive Carrum Downs VIC 3201** Sold Price **\$585,000** Sold Date **31-Dec-18**

 4
  2
  2

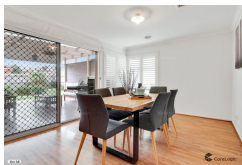
Distance **0.8km**



**5 Jessica Place Carrum Downs VIC 3201** Sold Price **\$594,000** Sold Date **29-Jan-19**

 4
  2
  2

Distance **1.03km**



**22 Clifton Park Drive Carrum Downs VIC 3201** Sold Price **\$592,500** Sold Date **31-Oct-18**

 4
  2
  2

Distance **1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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