

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

59 Broderick 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 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

45 Tyntynder Drive Carrum Downs VIC 3201	\$592,500	08-Dec-20
65A Lyrebird Drive Carrum Downs VIC 3201	\$608,000	10-Mar-21
7 Tattler Street Carrum Downs VIC 3201	\$618,000	05-May-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: 08 June 2021


45 Tyntynder Drive Carrum Downs VIC 3201
 3  2  1

Sold Price

\$592,500

Sold Date **08-Dec-20**

Distance

1.36km

65A Lyrebird Drive Carrum Downs VIC 3201
 3  2  1

Sold Price

\$608,000

Sold Date **10-Mar-21**

Distance

0.89km

7 Tattler Street Carrum Downs VIC 3201
 3  2  1

Sold Price

^{RS} **\$618,000**

Sold Date **05-May-21**

Distance

1.52km
RS = Recent sale

UN = Undisclosed Sale

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