

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

5/48 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 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

4/48 Broderick Road Carrum Downs VIC 3201	\$421,000	25-May-19
19/15 Balmain Drive Carrum Downs VIC 3201	\$440,000	20-Mar-19
1/150 Cadles Road Carrum Downs VIC 3201	\$447,500	18-Mar-19

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: 01 October 2019



4/48 Broderick Road Carrum Downs VIC 3201

3 1 2

Sold Price **\$421,000** Sold Date **25-May-19**

Distance **0.02km**



19/15 Balmain Drive Carrum Downs VIC 3201

3 1 2

Sold Price **\$440,000** Sold Date **20-Mar-19**

Distance **0.7km**



1/150 Cadles Road Carrum Downs VIC 3201

3 1 2

Sold Price **\$447,500** Sold Date **18-Mar-19**

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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