

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

13/104 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Dec 2020

to

30 Nov 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

23/21 Hall Road Carrum Downs VIC 3201	\$539,000	06-Oct-21
4/33 Broderick Road Carrum Downs VIC 3201	\$510,000	13-Sep-21
7/51 Hall Road Carrum Downs VIC 3201	\$510,000	18-Sep-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: 17 December 2021



23/21 Hall Road Carrum Downs VIC 3201 Sold Price **\$539,000** Sold Date **06-Oct-21**

 3  1  2

Distance **0.73km**



4/33 Broderick Road Carrum Downs VIC 3201 Sold Price **\$510,000** Sold Date **13-Sep-21**

 2  1  1

Distance **0.53km**



7/51 Hall Road Carrum Downs VIC 3201 Sold Price Sold Date **18-Sep-21**

 2  1  2

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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