

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

14/106 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 BUSHY PARK PLACE CARRUM DOWNS VIC 3201	\$620,000	20-Jun-24
2/167 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	\$665,000	29-Aug-24
6/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$610,000	12-Jul-24

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: 13 November 2024

Yogi Patel
P 1300 255 283
M 0451719161
E yogi.patel@allavenues.com.au



**3 BUSHY PARK PLACE CARRUM
DOWNS VIC 3201**

3 2 -

Sold Price **\$620,000** Sold Date **20-Jun-24**

Distance **0.36km**



**2/167 LYREBIRD DRIVE CARRUM
DOWNS VIC 3201**

3 2 2

Sold Price ^{RS} **\$665,000** Sold Date **29-Aug-24**

Distance **1.3km**



**6/75 CLIFTON PARK DRIVE
CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **\$610,000** Sold Date **12-Jul-24**

Distance **1.43km**

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

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