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		40 Brode	erick Road, Carrı	um Downs V	ic 3201			
Indicative se	lling pric	се						
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	en \$590,	000	&	\$645,	000			
Median sale price								
Median price	dian price \$667,000		Property Type	House		Suburb	Carrum Dow	/ns
Period - From	01/01/2	:023 t	to 31/03/2023	3	Source	REIV		
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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pı	rice	Date of sale
1								
2								
3								
OR								
	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 six months.							
	This Statement of Information was prepared on: 30/05/2023 13:35							

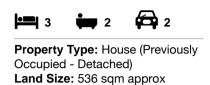






Indicative Selling Price \$590,000 - \$645,000 Median House Price March quarter 2023: \$667,000





Agent Comments

Comparable Properties

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 six months.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669



