

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

4/151 HALL 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2024

to

31 Jan 2025

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

3/74 HALL ROAD CARRUM DOWNS VIC 3201	\$527,500	11-Jul-24
12/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$490,000	16-Nov-24
3/41 HALL ROAD CARRUM DOWNS VIC 3201	\$523,000	06-Sep-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: 20 February 2025



3/74 HALL ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price

\$527,500

Sold Date

11-Jul-24

Distance

0.68km



12/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price

\$490,000

Sold Date

16-Nov-24

Distance

0.81km



3/41 HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price

\$523,000

Sold Date

06-Sep-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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