

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

24/75 HERBERT 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

\$559,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2023

to

31 Jul 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

12/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$576,500	26-Mar-24
40B CADLES ROAD CARRUM DOWNS VIC 3201	\$650,000	10-Mar-24
7/10 REDGUM AVENUE CARRUM DOWNS VIC 3201	\$615,000	07-Jun-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: 07 August 2024

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**12/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$576,500** Sold Date **26-Mar-24**

Distance **1.59km**



**40B CADLES ROAD CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price **\$650,000** Sold Date **10-Mar-24**

Distance **1.13km**



**7/10 REDGUM AVENUE CARRUM
DOWNS VIC 3201**

3 2 1

Sold Price ^{RS} **\$615,000** Sold Date **07-Jun-24**

Distance **1.61km**

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

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