

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

2/127 CARRUM WOODS DRIVE 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2021

to

28 Feb 2022

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

15/51 HALL ROAD CARRUM DOWNS VIC 3201	\$525,000	21-Jan-22
10/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$541,500	23-Nov-21
5/89 CADLES ROAD CARRUM DOWNS VIC 3201	\$545,000	12-Jan-22

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: 09 March 2022


**15/51 HALL ROAD CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price **\$525,000** Sold Date **21-Jan-22**

Distance **1.5km**

**10/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price **\$541,500** Sold Date **23-Nov-21**

Distance **1.67km**

**5/89 CADLES ROAD CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price **\$545,000** Sold Date **12-Jan-22**

Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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