

## 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

8/151 HALL ROAD CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2022

to

31 Aug 2023

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

7 NADA WAY CARRUM DOWNS VIC 3201	\$475,000	29-Aug-23
202 NADA WAY CARRUM DOWNS VIC 3201	\$446,000	09-May-23
22/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$462,000	13-Jul-23

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: 18 September 2023


**7 NADA WAY CARRUM DOWNS  
VIC 3201**

Sold Price

<sup>RS</sup>
**\$475,000**

Sold Date

**29-Aug-23**
 2

 2

 1

Distance

**0.19km**

**202 NADA WAY CARRUM DOWNS  
VIC 3201**

Sold Price

**\$446,000**

Sold Date

**09-May-23**
 2

 2

 1

Distance

**0.2km**

**22/27 BRUNNINGS ROAD CARRUM  
DOWNS VIC 3201**

Sold Price

<sup>RS</sup>
**\$462,000**

Sold Date

**13-Jul-23**
 2

 1

 1

Distance

**0.85km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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