

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

2/39 BRODERICK 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2022

to

30 Nov 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

4/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$572,000	03-Jul-23
2/34 JACANA DRIVE CARRUM DOWNS VIC 3201	\$515,000	15-Sep-23
3/20 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$555,000	16-Sep-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: 13 December 2023

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**4/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

\$572,000

Sold Date

03-Jul-23

Distance

0.1km



**2/34 JACANA DRIVE CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

\$515,000

Sold Date

15-Sep-23

Distance

0.25km



**3/20 BALMAIN DRIVE CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

\$555,000

Sold Date

16-Sep-23

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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