

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

1/7 AMANDA 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2023

to

31 Jan 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

1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$535,000	08-Nov-23
7/51 HALL ROAD CARRUM DOWNS VIC 3201	\$518,000	14-Aug-23
152A HALL ROAD CARRUM DOWNS VIC 3201	\$515,000	19-Nov-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: 09 February 2024

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**1/33 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$535,000

Sold Date **08-Nov-23**

Distance **0.44km**



**7/51 HALL ROAD CARRUM DOWNS
VIC 3201**

2 1 1

Sold Price

\$518,000

Sold Date **14-Aug-23**

Distance **0.99km**



**152A HALL ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price

\$515,000

Sold Date **19-Nov-23**

Distance **1.62km**

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

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