

The Ray White logo is positioned in the top right corner of the image. It consists of the words "RayWhite." in a bold, black, sans-serif font, set against a solid yellow rectangular background.

RayWhite.

The background of the entire page is a photograph of a woman and a man standing in a lush garden. The woman, on the left, is wearing a black blazer, a black skirt, and a yellow and white striped scarf. She is smiling and holding a small tablet. The man, on the right, is wearing a grey checkered suit and a yellow and white striped tie. He is also smiling and making a peace sign with his right hand. In the foreground, the back of a person's head and shoulders are visible on the left, and a child's face is partially visible on the right. The garden is filled with green plants and trees, with a wooden fence in the background.

Statement of information

7/40 HALL ROAD, CARRUM DOWNS, VIC 3201
PREPARED BY AARRYN COOPER, RAY WHITE CARRUM DOWNS

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

7/40 HALL ROAD, CARRUM DOWNS, VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$670,000 to \$699,000

Median sale price

Median price

\$570,100

Property type

Unit

Suburb

CARRUM DOWNS

Period

01 October 2023 to 31 December 2023

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

10 SUTTON CRES, CARRUM DOWNS, VIC 3201	\$645,000	02/11/2023
22 ROBIN DR, CARRUM DOWNS, VIC 3201	*\$656,000	19/12/2023
19 SANCTUARY DR, CARRUM DOWNS, VIC 3201	\$625,000	01/08/2023

This Statement of Information was prepared on:

26/02/2024