

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

7 NADA WAY 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

\$460,000

&

\$490,000

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

212 SPARROW LANE CARRUM DOWNS VIC 3201	\$485,000	16-Feb-22
10 NADA WAY CARRUM DOWNS VIC 3201	\$460,000	13-Dec-21

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: 14 March 2022


**212 SPARROW LANE CARRUM
DOWNS VIC 3201**

 2
  2
  1

Sold Price

^{RS}
\$485,000

Sold Date

16-Feb-22

Distance

-


**10 NADA WAY CARRUM DOWNS
VIC 3201**

 2
  2
  1

Sold Price

\$460,000

Sold Date

13-Dec-21

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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