

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25/21 Hall 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Oct 2017

to

30 Sep 2018

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 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

16/60 Protea Street Carrum Downs VIC 3201	\$380,000	12-May-18
1/103A Cadles Road Carrum Downs VIC 3201	\$420,000	07-Aug-18
3/61 Brumbys Road Carrum Downs VIC 3201	\$420,000	30-May-18

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 six months.~~

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**16/60 Protea Street Carrum Downs
VIC 3201**

 2  1  1

Sold Price

\$380,000

Sold Date

12-May-18

Distance

1.03km



**1/103A Cadles Road Carrum Downs
VIC 3201**

 2  1  1

Sold Price

\$420,000

Sold Date

07-Aug-18

Distance

1.19km



**3/61 Brumbys Road Carrum Downs
VIC 3201**

 2  1  1

Sold Price

Sold Date

30-May-18

Distance

1.58km

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