

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

7/4 HERBERT 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2023

to

31 Mar 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

29/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$578,000	02-Jan-24
21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$610,000	10-Oct-23
6/140 CADLES ROAD CARRUM DOWNS VIC 3201	\$620,000	31-Oct-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: 10 April 2024



**29/11 BRUNNINGS ROAD CARRUM
 DOWNS VIC 3201**

 3  2  1

Sold Price **\$578,000** Sold Date **02-Jan-24**

Distance **0.37km**



**21/11 BRUNNINGS ROAD CARRUM
 DOWNS VIC 3201**

 3  2  2

Sold Price **\$610,000** Sold Date **10-Oct-23**

Distance **0.3km**



**6/140 CADLES ROAD CARRUM
 DOWNS VIC 3201**

 4  2  2

Sold Price **\$620,000** Sold Date **31-Oct-23**

Distance **0.21km**

RS = Recent sale UN = Undisclosed Sale

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