

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

5/75 Clifton Park 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/7 Koomaloo Place Carrum Downs VIC 3201	\$540,000	28-Oct-20
5 Lancaster Crescent Carrum Downs VIC 3201	\$515,000	18-Nov-20
5/106 Broderick Road Carrum Downs VIC 3201	\$495,000	25-Nov-20

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: 22 April 2021


2/7 Koomaloo Place Carrum Downs VIC 3201

Sold Price

\$540,000

Sold Date

28-Oct-20


Distance

0.89km

5 Lancaster Crescent Carrum Downs VIC 3201

Sold Price

\$515,000

Sold Date

18-Nov-20


Distance

1.21km

5/106 Broderick Road Carrum Downs VIC 3201

Sold Price

\$495,000

Sold Date

25-Nov-20


Distance

1.42km
RS = Recent sale

UN = Undisclosed Sale

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