

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

3/4 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2020

to

30 Sep 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

7/75 Herbert Road Carrum Downs VIC 3201	\$565,000	05-Jul-21
4/140 Cadles Road Carrum Downs VIC 3201	\$575,000	10-Sep-21
1/98 Cadles Road Carrum Downs VIC 3201	\$570,000	22-Jul-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: 19 October 2021

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**7/75 Herbert Road Carrum Downs
VIC 3201**

3 2 1

Sold Price

\$565,000

Sold Date

05-Jul-21

Distance

0.47km



**4/140 Cadles Road Carrum Downs
VIC 3201**

3 2 2

Sold Price

^{RS} **\$575,000**

Sold Date

10-Sep-21

Distance

0.22km



**1/98 Cadles Road Carrum Downs
VIC 3201**

2 2 2

Sold Price

\$570,000

Sold Date

22-Jul-21

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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