

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

1/10 Redgum Avenue 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

\$565,000

&

\$620,000

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

4/10 Redgum Avenue Carrum Downs VIC 3201	\$608,000	27-Mar-21
9 Botany Drive Carrum Downs VIC 3201	\$605,000	17-Mar-21
Lot 130/26 Brunnings Road, Carrum Downs VIC 3201	\$657,954	11-Jan-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: 22 April 2021



4/10 Redgum Avenue Carrum Downs VIC 3201

 3
  2
  1

Sold Price

^{RS} **\$608,000**

Sold Date

27-Mar-21

Distance

0.01km



9 Botany Drive Carrum Downs VIC 3201

 3
  2
  1

Sold Price

^{RS} **\$605,000**

Sold Date

17-Mar-21

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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