Merryn Schmidt
(03) 9831 3007
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merryns@metrops.com.au

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 | 27/75 Herbert Road, Carrum Downs Vic 3201 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $475,000 & $522,500

## Median sale price

Median price $453,500 ~~House~~ Unit X Suburb Carrum Downs

Period - From 01/01/2018 to 31/03/2018 Source REIV

## 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 |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

**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.



REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

# 27/75 Herbert Road, Carrum Downs Vic 3201

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**Indicative Selling Price**
$475,000 - $522,500
**Median Unit Price**
March quarter 2018: $453,500



| 3 | 2 | Single Garage |
|---|---|---|

**Rooms:**
**Property Type:** Unit

Agent Comments

## Comparable Properties



**12/51 Hall Rd CARRUM DOWNS 3201 (REI)**

| 3 | 2 | 2 |
|---|---|---|

**Price:** $525,000
**Method:** Private Sale
**Date:** 03/03/2018
**Rooms:** -
**Property Type:** Unit
**Land Size:** 223 sqm approx

Agent Comments



**5/75 Clifton Park Dr CARRUM DOWNS 3201 (REI)**

| 3 | 2 | 2 |
|---|---|---|

**Price:** $480,000
**Method:** Private Sale
**Date:** 19/12/2017
**Rooms:** -
**Property Type:** Unit

Agent Comments

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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