

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

4/21 Hall 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2019

to

30 Sep 2020

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

5/41 Hall Road Carrum Downs VIC 3201	\$420,000	08-Jul-20
47/41-43 Cadles Road Carrum Downs VIC 3201	\$390,000	28-Jul-20
11/11 Brunnings Road Carrum Downs VIC 3201	\$435,500	08-May-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: 09 October 2020



5/41 Hall Road Carrum Downs VIC 3201

Sold Price

\$420,000

Sold Date

08-Jul-20

2

1

1

Distance

0.25km



47/41-43 Cadles Road Carrum Downs VIC 3201

Sold Price

\$390,000

Sold Date

28-Jul-20

2

1

1

Distance

0.88km



11/11 Brunnings Road Carrum Downs VIC 3201

Sold Price

\$435,500

Sold Date

08-May-20

2

1

1

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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