

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

3/41 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2020

to

28 Feb 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

19/50 Protea Street Carrum Downs VIC 3201	\$440,000	01-Jan-21
5 Sunflower Circuit Carrum Downs VIC 3201	\$460,000	24-Feb-21
28 Botany Drive Carrum Downs VIC 3201	\$442,000	15-Oct-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: 29 March 2021


19/50 Protea Street Carrum Downs VIC 3201
 2  1  1

Sold Price

\$440,000

Sold Date

01-Jan-21

Distance

0.78km

5 Sunflower Circuit Carrum Downs VIC 3201
 2  1  1

Sold Price

^{RS} **\$460,000**

Sold Date

24-Feb-21

Distance

0.85km

28 Botany Drive Carrum Downs VIC 3201
 2  1  1

Sold Price

\$442,000

Sold Date

15-Oct-20

Distance

0.87km
RS = Recent sale

UN = Undisclosed Sale

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