

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

5/28 Madisson Crescent 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

\$619,000

&

\$669,000

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

5/297 McCormicks Road Carrum Downs VIC 3201	\$545,000	04-Mar-21
5/98 Cadles Road Carrum Downs VIC 3201	\$560,000	13-Feb-21
6/59 Cadles Road Carrum Downs VIC 3201	\$537,000	24-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: 25 March 2021



5/297 McCormicks Road Carrum Downs VIC 3201

3 2 2

Sold Price

RS

\$545,000

Sold Date

04-Mar-21

Distance

0.31km

5/297 McCormicks Road, Carrum Downs



5/98 Cadles Road Carrum Downs VIC 3201

3 2 2

Sold Price

RS

\$560,000

Sold Date

13-Feb-21

Distance

1.2km



6/59 Cadles Road Carrum Downs VIC 3201

3 2 2

Sold Price

RS

\$537,000

Sold Date

24-Jan-21

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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