

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

7 MERCURY COURT 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2021

to

31 Mar 2022

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

26/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$658,000	17-Nov-21
1/144 CADLES ROAD CARRUM DOWNS VIC 3201	\$655,000	16-Dec-21
14 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	\$645,000	04-Nov-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: 05 April 2022



26/59 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$658,000

Sold Date

17-Nov-21

Distance

0.36km



1/144 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

\$655,000

Sold Date

16-Dec-21

Distance

0.56km



14 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$645,000

Sold Date

04-Nov-21

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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