

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

6/41 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2021

to

30 Nov 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

6/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$508,000	28-Jul-22
13/60 PROTEA STREET CARRUM DOWNS VIC 3201	\$513,500	19-Aug-22
54/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$510,000	28-Oct-22

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: 03 December 2022


**6/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 2
  1
  2

Sold Price

\$508,000

Sold Date

28-Jul-22

Distance

0.57km

**13/60 PROTEA STREET CARRUM
DOWNS VIC 3201**

 2
  1
  1

Sold Price

\$513,500

Sold Date

19-Aug-22

Distance

0.77km

**54/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 2
  1
  2

Sold Price

^{RS} **\$510,000**

Sold Date

28-Oct-22

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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