

## 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 1/28 Madisson Crescent, Carrum Downs, VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price or range between \$465,000 & \$485,000

### Median sale price

Median price \$ 430,000 Property type Unit Suburb CARRUM DOWNS

Period - From 25/08/2019 to 25/02/2020 Source CoreLogic

### Comparable property sales

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1 5/20 Carrum Woods Drive Carrum Downs	\$515,000	01/12/2019
2 12/35 Brunnings Road Carrum Downs	\$490,000	14/10/2019
3 5 Flora Lane Carrum Downs	\$505,000	13/09/2019

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 six months.

This Statement of Information was prepared on: 25/02/2020