

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

8/4 Bushy Park Place 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$526,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2021

to

31 Jan 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

13/104 Broderick Road Carrum Downs VIC 3201	\$531,000	20-Jan-22
10/20 Robin Drive Carrum Downs VIC 3201	\$541,500	23-Nov-21
5/89 Cadles Road Carrum Downs VIC 3201	\$545,000	12-Jan-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: 21 February 2022


13/104 Broderick Road Carrum Downs VIC 3201
 2  1  1

Sold Price

^{RS}
\$531,000

Sold Date

20-Jan-22

Distance

0.27km

10/20 Robin Drive Carrum Downs VIC 3201
 2  1  1

Sold Price

\$541,500

Sold Date

23-Nov-21

Distance

0.69km

5/89 Cadles Road Carrum Downs VIC 3201
 2  1  1

Sold Price

\$545,000

Sold Date

12-Jan-22

Distance

1.79km
RS = Recent sale

UN = Undisclosed Sale

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