

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

3/151 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2023

to

31 Oct 2024

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

10/151 HALL ROAD CARRUM DOWNS VIC 3201	\$510,000	29-May-24
3/74 HALL ROAD CARRUM DOWNS VIC 3201	\$527,500	11-Jul-24
202 SPARROW LANE CARRUM DOWNS VIC 3201	\$475,000	27-Jun-24

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: 06 November 2024



10/151 HALL ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price **\$510,000** Sold Date **29-May-24**

Distance **0.04km**



3/74 HALL ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price **\$527,500** Sold Date **11-Jul-24**

Distance **0.68km**



202 SPARROW LANE CARRUM DOWNS VIC 3201

2 2 1

Sold Price **\$475,000** Sold Date **27-Jun-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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