

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

5/197 BALLARTO 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2021

to

30 Apr 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

8/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$525,000	02-Mar-22
1/18 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$531,500	19-Jan-22
24/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$570,000	15-Feb-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: 09 May 2022



**8/25 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

^{RS}

\$525,000

Sold Date

02-Mar-22

Distance

1.86km



**1/18 WILLIAM ROAD CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

\$531,500

Sold Date

19-Jan-22

Distance

1.96km



**24/49 OBERON DRIVE CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price

^{RS}

\$570,000

^{UN}

Sold Date

15-Feb-22

Distance

2.63km

RS = Recent sale

UN = Undisclosed Sale

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