

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

3/4 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/33 Broderick Road Carrum Downs VIC 3201	\$510,000	13-Sep-21
7/51 Hall Road Carrum Downs VIC 3201	\$510,000	18-Sep-21
16 Cane Mews Seaford VIC 3198	\$520,000	01-Sep-21

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: 28 October 2021



4/33 Broderick Road Carrum Downs VIC 3201

2 1 1

Sold Price

\$510,000

Sold Date

13-Sep-21

Distance

0.4km



7/51 Hall Road Carrum Downs VIC 3201

2 1 2

Sold Price

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

Sold Date

18-Sep-21

Distance

0.94km



16 Cane Mews Seaford VIC 3198

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

01-Sep-21

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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