

## 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

4 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$749,000

&

\$809,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2020

to

31 Aug 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 34 Madisson Crescent Carrum Downs VIC 3201 | \$743,340 | 19-Jun-21 |
| 26 Barnett Avenue Carrum Downs VIC 3201    | \$900,500 | 14-Jun-21 |
| 13 Coaldrake Street Carrum Downs VIC 3201  | \$754,000 | 12-Jun-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: 14 September 2021



## 34 Madisson Crescent Carrum Downs VIC 3201

Sold Price

<sup>RS</sup>

**\$743,340**

Sold Date

**19-Jun-21**



3



2



2

Distance

**0.24km**



## 26 Barnett Avenue Carrum Downs VIC 3201

Sold Price

**\$900,500**

Sold Date

**14-Jun-21**



4



2



2

Distance

**1.78km**



## 13 Coaldrake Street Carrum Downs VIC 3201

Sold Price

<sup>RS</sup>

**\$754,000**

Sold Date

**12-Jun-21**



4



2



2

Distance

**1.79km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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