

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

5/297 McCormicks 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2020

to

31 Jan 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

1/12 Bradford Drive Carrum Downs VIC 3201	\$525,000	31-Oct-20
6 Wattlewoods Place Carrum Downs VIC 3201	\$576,000	01-Dec-20

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.

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**1/12 Bradford Drive Carrum Downs
VIC 3201**

3 2 2

Sold Price

\$525,000

Sold Date

31-Oct-20

Distance

1.02km



**6 Wattlewoods Place Carrum
Downs VIC 3201**

3 2 3

Sold Price

\$576,000

Sold Date

01-Dec-20

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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