

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

9 Broderick 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Feb 2021

to

31 Jan 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

6 Libella Court Carrum Downs VIC 3201	\$780,500	03-Oct-21
11 Peregrine Place Carrum Downs VIC 3201	\$790,000	24-Nov-21
22 Mellowood Court Carrum Downs VIC 3201	\$818,000	27-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: 09 February 2022


6 Libella Court Carrum Downs VIC 3201

Sold Price

\$780,500

Sold Date

03-Oct-21
 4
 2
 2

Distance

1.42km

11 Peregrine Place Carrum Downs VIC 3201

Sold Price

\$790,000

Sold Date

24-Nov-21
 4
 2
 2

Distance

0.29km

22 Mellowood Court Carrum Downs VIC 3201

Sold Price

\$818,000

Sold Date

27-Sep-21
 4
 2
 2

Distance

0.93km
RS = Recent sale

UN = Undisclosed Sale

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