

## 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

2/15 BRADFORD DRIVE 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

\$645,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 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

3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$640,000	04-Apr-22
6/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	\$650,000	18-Feb-22
7 MERCURY COURT CARRUM DOWNS VIC 3201	\$662,000	25-Apr-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: 30 June 2022


**3/72 CLIFTON PARK DRIVE  
CARRUM DOWNS VIC 3201**
 3    2    2

Sold Price      **\$640,000**   Sold Date   **04-Apr-22**

Distance      **1.12km**

**6/7 KOOMALOO PLACE CARRUM  
DOWNS VIC 3201**
 3    2    2

Sold Price      **\$650,000**   Sold Date   **18-Feb-22**

Distance      **1.32km**

**7 MERCURY COURT CARRUM  
DOWNS VIC 3201**
 2    2    2

Sold Price      **\$662,000**   Sold Date   **25-Apr-22**

Distance      **-**
**RS** = Recent sale

**UN** = Undisclosed Sale

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