

## 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

6/20 Robin 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 2019

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

5/37 Broderick Road Carrum Downs VIC 3201	\$440,000	23-Apr-19
7/51 Hall Road Carrum Downs VIC 3201	\$426,000	15-Apr-19
9/91 Ogradys Road Carrum Downs VIC 3201	\$390,000	13-Apr-19

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 October 2019


**5/37 Broderick Road Carrum Downs VIC 3201**

 2
  1
  1

Sold Price

**\$440,000**

Sold Date

**23-Apr-19**

Distance

**0.45km**

**7/51 Hall Road Carrum Downs VIC 3201**

 2
  1
  1

Sold Price

**\$426,000**

Sold Date

**15-Apr-19**

Distance

**0.55km**

**9/91 Ogradys Road Carrum Downs VIC 3201**

 2
  1
  1

Sold Price

**\$390,000**

Sold Date

**13-Apr-19**

Distance

**0.88km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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