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	26/75 HERBERT 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	$555,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2023	to	31 Oct 2024	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
24/75 HERBERT ROAD CARRUM DOWNS VIC 3201	$570,000	22-Oct-24
16/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$635,000	25-Aug-24
27/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	$630,000	11-Oct-24

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: 04 November 2024

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



24/75 HERBERT ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price RS $570,000 Sold Date 22-Oct-24

Distance 0.02km



16/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price RS $635,000 Sold Date 25-Aug-24

Distance 0.66km



27/20 ROBIN DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $630,000 Sold Date 11-Oct-24

Distance 1.58km

RS = Recent sale **UN** = Undisclosed Sale

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