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	29/21 HALL 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	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2023	to	31 Jul 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.

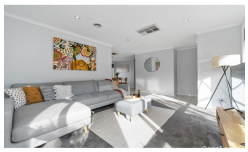
Address of comparable property	Price	Date of sale
26/10 HALL ROAD CARRUM DOWNS VIC 3201	$555,000	29-Jun-24
21/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	$565,000	01-Jul-24
31/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201	$570,000	03-Jul-24

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: 30 August 2024

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26/10 HALL ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price RS **$555,000** Sold Date **29-Jun-24**

Distance **0.3km**



21/41-43 CADLES ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price RS **$565,000** UN Sold Date **01-Jul-24**

Distance **0.88km**



31/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS **$570,000** Sold Date **03-Jul-24**

Distance **1.06km**

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

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