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<br>Including suburb and postcode | 28/25 LATS AVENUE 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 | $430,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $567,500 | Property type | Unit | Suburb | Carrum Downs |
| Period-from | 01 Dec 2022 | to | 30 Nov 2023 | 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 |
|---|---|---|
| 12/25 LATS AVENUE CARRUM DOWNS VIC 3201 | $425,000 | 20-Sep-23 |
| 25/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201 | $475,000 | 27-Sep-23 |
| 5 NADA WAY CARRUM DOWNS VIC 3201 | $480,000 | 20-Oct-23 |

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: 07 December 2023

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**12/25 LATS AVENUE CARRUM DOWNS VIC 3201**

2 1 -

Sold Price RS **$425,000** Sold Date **20-Sep-23**

Distance **0km**

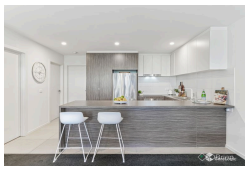


**25/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201**

2 1 1

Sold Price **$475,000** Sold Date **27-Sep-23**

Distance **0.69km**



**5 NADA WAY CARRUM DOWNS VIC 3201**

2 2 1

Sold Price **$480,000** Sold Date **20-Oct-23**

Distance **0.13km**

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

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