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 | 6/21 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 | $510,000 | & | $561,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $562,000 | Property type | Unit | Suburb | Carrum Downs |
| Period-from | 01 Aug 2021 | to | 31 Jul 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 |
|---|---|---|
| 30/21 HALL ROAD CARRUM DOWNS VIC 3201 | $560,000 | 04-Mar-22 |
| 8/25 CADLES ROAD CARRUM DOWNS VIC 3201 | $525,000 | 02-Mar-22 |
| 1/182 CADLES ROAD CARRUM DOWNS VIC 3201 | $510,000 | 24-Jul-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: 24 August 2022

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**30/21 HALL ROAD CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **$560,000** Sold Date **04-Mar-22**

Distance **0.09km**

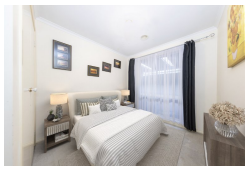


**8/25 CADLES ROAD CARRUM DOWNS VIC 3201**

3 1 1

Sold Price **$525,000** Sold Date **02-Mar-22**

Distance **0.84km**



**1/182 CADLES ROAD CARRUM DOWNS VIC 3201**

3 1 2

Sold Price RS **$510,000** UN Sold Date **24-Jul-22**

Distance **1.75km**

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

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