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	2/55 MCCORMICKS 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$526,750	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Mar 2021	to	28 Feb 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
1/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$558,000	21-Dec-21
9/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201	$540,000	24-Nov-21

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.

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1/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$558,000** Sold Date **21-Dec-21**

Distance **0.3km**



9/27 MCCORMICKS ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$540,000** Sold Date **24-Nov-21**

Distance **0.31km**

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

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