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	30/21 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	$525,000	&	$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$526,750	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Feb 2021	to	31 Jan 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
7/1 Brunnings Road Carrum Downs VIC 3201	$595,500	25-Nov-21
23/21 Hall Road Carrum Downs VIC 3201	$539,000	06-Oct-21
9/10 Hall Road Carrum Downs VIC 3201	$520,000	11-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.~~

This Statement of Information was prepared on: 19 February 2022

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7/1 Brunnings Road Carrum Downs VIC 3201

3 1 2

Sold Price **$595,500** Sold Date **25-Nov-21**

Distance **1.2km**



23/21 Hall Road Carrum Downs VIC 3201

3 1 2

Sold Price **$539,000** Sold Date **06-Oct-21**

Distance **0.03km**



9/10 Hall Road Carrum Downs VIC 3201

3 1 1

Sold Price **$520,000** Sold Date **11-Nov-21**

Distance **0.26km**

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

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