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	2/10 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	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2021	to	31 Oct 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
6/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	$518,000	01-Oct-22
6/21 HALL ROAD CARRUM DOWNS VIC 3201	$530,000	04-Sep-22
2/30 WILLIAM ROAD CARRUM DOWNS VIC 3201	$565,000	13-Aug-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: 22 November 2022

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au



6/41-43 CADLES ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price RS $518,000 Sold Date 01-Oct-22

Distance 1.02km



6/21 HALL ROAD CARRUM DOWNS VIC 3201

3 1 2

Sold Price $530,000 Sold Date 04-Sep-22

Distance 0.22km



2/30 WILLIAM ROAD CARRUM DOWNS VIC 3201

3 1 -

Sold Price $565,000 Sold Date 13-Aug-22

Distance 0.47km

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

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