Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	1,3 & 6/17-19 Madisson Crescent, 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)

Unit type or class 4 bedroom townhouses		Lower price		Higher price
1/17-19 Madisson Crescent, Carrum Downs	Range between	$575,000	&	$610,000
6/17-19 Madisson Crescent, Carrum Downs	Range between	$575,000	&	$615,000

Unit type or class 3 bedroom townhouses		Lower price		Higher price
5/17-19 Madisson Crescent, Carrum Downs	Range between	$520,000	&	$550,000

Suburb unit median sale price

Median price	$450,000		Suburb	Carrum Downs	
Period - From	01 Dec 19	To	30 Nov 20	Source	CoreLogic

Comparable property sales

Unit type or class – 4 bedroom townhouses

Address	Sale Date	Sale Price
4 Alluvian Way, Carrum Downs VIC 3201	13-May-20	$600,000
3 Crimson Crescent, Carrum Downs VIC 3201	11-Jul-20	$605,000
14 Frost Street, Carrum Downs VIC 3201	11-Aug-20	$625,000

Unit type or class – 3 bedroom townhouses

Address	Sale Date	Sale Price
3/52-54 Brunnings Road, Carrum Downs VIC 3201	16-Nov-20	$520,000
1/12 Bradford Drive, Carrum Downs VIC 3201	1-Dec-20	$525,000
15 Sunflower Circuit, Carrum Downs VIC 3201	31-Jul-20	$542,500

This Statement of Information was prepared on: 4th December 2020