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	7/33 Broderick 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	$470,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2020	to	31 Jul 2021	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
4/37 Broderick Road Carrum Downs VIC 3201	$530,000	06-Jul-21
3/41 Hall Road Carrum Downs VIC 3201	$485,000	31-Mar-21
8 Botany Drive Carrum Downs VIC 3201	$510,000	24-Apr-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: 06 August 2021

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4/37 Broderick Road Carrum Downs VIC 3201

2 1 1

Sold Price RS $530,000 Sold Date 06-Jul-21

Distance 0.13km



3/41 Hall Road Carrum Downs VIC 3201

2 1 1

Sold Price $485,000 Sold Date 31-Mar-21

Distance 0.41km



8 Botany Drive Carrum Downs VIC 3201

2 1 1

Sold Price $510,000 Sold Date 24-Apr-21

Distance 1.19km

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

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