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	1/15 BRADFORD DRIVE 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$541,750	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jun 2021	to	31 May 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
2/127 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	$563,500	12-Mar-22
12/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$530,000	14-May-22
5/89 CADLES ROAD CARRUM DOWNS VIC 3201	$545,000	12-Jan-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: 09 June 2022

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2/127 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$563,500** Sold Date **12-Mar-22**

Distance **0.24km**



12/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$530,000** Sold Date **14-May-22**

Distance **0.5km**



5/89 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$545,000** Sold Date **12-Jan-22**

Distance **0.5km**

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

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