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	5/75 HERBERT 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	$520,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2021	to	31 Jul 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
20/32 LATS AVENUE CARRUM DOWNS VIC 3201	$580,000	04-Apr-22
18/32 LATS AVENUE CARRUM DOWNS VIC 3201	$575,000	08-Apr-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: 18 August 2022

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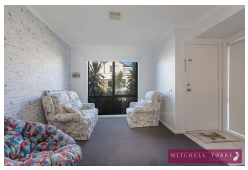


20/32 LATS AVENUE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$580,000** Sold Date **04-Apr-22**

Distance **1.53km**



18/32 LATS AVENUE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$575,000** Sold Date **08-Apr-22**

Distance **1.53km**

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

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