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	5/205 BALLARTO 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	$480,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Feb 2023	to	31 Jan 2024	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
7/51 HALL ROAD CARRUM DOWNS VIC 3201	$518,000	14-Aug-23
2/34 JACANA DRIVE CARRUM DOWNS VIC 3201	$515,000	15-Sep-23
152A HALL ROAD CARRUM DOWNS VIC 3201	$515,000	19-Nov-23

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: 05 February 2024

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7/51 HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$518,000** Sold Date **14-Aug-23**

Distance **1.71km**



2/34 JACANA DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price **$515,000** Sold Date **15-Sep-23**

Distance **1.23km**



152A HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price Sold Date **19-Nov-23**

Distance **1.73km**

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

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