

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

3/17 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)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2022

to

31 Dec 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 MERCURY COURT CARRUM DOWNS VIC 3201	\$650,000	05-Nov-22
54 TUCKER BOULEVARD CARRUM DOWNS VIC 3201	\$655,000	08-Aug-22
11 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$670,000	16-Nov-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: 12 January 2023


**2 MERCURY COURT CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$650,000

Sold Date **05-Nov-22**

Distance

0.89km

**54 TUCKER BOULEVARD CARRUM
DOWNS VIC 3201**
 3  2  1

Sold Price

\$655,000

Sold Date **08-Aug-22**

Distance

1.99km

**11 BRADFORD DRIVE CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$670,000**

Sold Date **16-Nov-22**

Distance

1.02km
RS = Recent sale

UN = Undisclosed Sale

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