

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

28/75 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2021

to

30 Nov 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

5/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$533,500	20-Aug-22
3/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$565,000	21-Nov-22
3/126 CADLES ROAD CARRUM DOWNS VIC 3201	\$540,000	18-Aug-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: 08 December 2022



5/75 HERBERT ROAD CARRUM DOWNS VIC 3201

 3  2  1

Sold Price

\$533,500

Sold Date **20-Aug-22**

Distance

0.04km


3/49 OBERON DRIVE CARRUM DOWNS VIC 3201

 3  1  2

Sold Price

^{RS} **\$565,000**

Sold Date **21-Nov-22**

Distance

0.55km


3/126 CADLES ROAD CARRUM DOWNS VIC 3201

 3  1  1

Sold Price

\$540,000

Sold Date **18-Aug-22**

Distance

0.34km
RS = Recent sale

UN = Undisclosed Sale

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