

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

5/17 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

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2022

to

31 Jan 2023

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

3/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$685,000	-
53 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$690,000	19-Dec-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: 08 February 2023



3/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201

 3
  2
  2

Sold Price

\$685,000

Sold Date

-

Distance

0.02km


53 SURFERS CRESCENT CARRUM DOWNS VIC 3201

 4
  2
  2

Sold Price

^{RS} **\$690,000** ^{UN}

Sold Date

19-Dec-22

Distance

0.95km


11 BRADFORD DRIVE CARRUM DOWNS VIC 3201

 3
  2
  2

Sold Price

\$670,000

Sold Date

16-Nov-22

Distance

1.04km
RS = Recent sale

UN = Undisclosed Sale

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