

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

3/5 BAWDEN STREET 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

\$525,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2023

to

31 Jul 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

5/37 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$525,000	05-Apr-24
5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201	\$542,000	23-Jun-24
2 GIBSON COURT CARRUM DOWNS VIC 3201	\$525,000	20-Feb-24

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: 16 August 2024

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**5/37 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$525,000

Sold Date **05-Apr-24**

Distance **1.14km**



**5/4 BUSHY PARK PLACE CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

^{RS} **\$542,000**

Sold Date **23-Jun-24**

Distance **1.42km**



**2 GIBSON COURT CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$525,000

Sold Date **20-Feb-24**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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