

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

12/36 HALL 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$520,000	26-Nov-24
13 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	\$585,000	30-Sep-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: 27 March 2025

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**3/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

\$520,000Sold Date **26-Nov-24**

Distance

0.3km**13 SUNFLOWER CIRCUIT CARRUM
DOWNS VIC 3201** 2  1  1

Sold Price

\$585,000Sold Date **30-Sep-24**

Distance

0.89km**RS** = Recent sale**UN** = Undisclosed Sale

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