

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

12/75 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2019

to

31 May 2020

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

6 Blossom Way Carrum Downs VIC 3201	\$445,000	22-May-20
28 Jacaranda Drive Carrum Downs VIC 3201	\$530,000	20-Jan-20
17/10 Hall Road Carrum Downs VIC 3201	\$455,000	09-Jan-20

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: 15 June 2020



6 Blossom Way Carrum Downs VIC 3201

Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **22-May-20**

3 2 1

Distance **1.57km**



28 Jacaranda Drive Carrum Downs VIC 3201

Sold Price **\$530,000** Sold Date **20-Jan-20**

3 2 1

Distance **1.8km**



17/10 Hall Road Carrum Downs VIC 3201

Sold Price **\$455,000** Sold Date **09-Jan-20**

3 2 1

Distance **1.89km**

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

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