

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

26/10 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2023

to

31 May 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

5/205 BALLARTO ROAD CARRUM DOWNS VIC 3201	\$535,000	17-Feb-24
35/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$530,000	16-Jan-24
8/10 HALL ROAD CARRUM DOWNS VIC 3201	\$530,000	26-Jan-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: 25 June 2024



**5/205 BALLARTO ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

\$535,000

Sold Date

17-Feb-24

Distance

1.65km



**35/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

\$530,000

Sold Date

16-Jan-24

Distance

1.17km



**8/10 HALL ROAD CARRUM DOWNS
VIC 3201**

3 1 1

Sold Price

Sold Date

26-Jan-24

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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