

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 5/34 Szer Way, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$555,000 Property Type Unit Suburb Carrum Downs

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 six 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
1	3/98b Cadles Rd CARRUM DOWNS 3201	\$596,500	27/03/2024
2	1/67 Moorhen Cr CARRUM DOWNS 3201	\$570,000	07/03/2024
3	8/10 Hall Rd CARRUM DOWNS 3201	\$530,000	09/02/2024

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 six months.~~

This Statement of Information was prepared on: 30/04/2024 15:10



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



3/98b Cadles Rd CARRUM DOWNS 3201 (REI) **Agent Comments**



Price: \$596,500

Method: Private Sale

Date: 27/03/2024

Property Type: Unit



1/67 Moorhen Cr CARRUM DOWNS 3201 (REI) **Agent Comments**



Price: \$570,000

Method: Private Sale

Date: 07/03/2024

Property Type: Unit

Land Size: 275 sqm approx



8/10 Hall Rd CARRUM DOWNS 3201 (REI/VG) **Agent Comments**



Price: \$530,000

Method: Private Sale

Date: 09/02/2024

Property Type: Unit

Land Size: 174 sqm approx