

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

5/4 BUSHY PARK PLACE 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

\$495,000

&

\$540,000

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

1/7 AMANDA DRIVE CARRUM DOWNS VIC 3201	\$550,000	12-Feb-24
5/37 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$525,000	05-Apr-24
4/91 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$505,000	06-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: 15 June 2024



**1/7 AMANDA DRIVE CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$550,000** Sold Date **12-Feb-24**

Distance **0.16km**



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

2 1 1

Sold Price **\$525,000** Sold Date **05-Apr-24**

Distance **0.33km**



**4/91 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$505,000** Sold Date **06-Feb-24**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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