

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

5/75 CLIFTON PARK DRIVE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2023

to

31 Mar 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

5/104 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$624,000	26-Apr-24
16/104 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$615,000	12-Mar-24
2 OAKWOOD DRIVE CARRUM DOWNS VIC 3201	\$614,000	24-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: 29 April 2024



**5/104 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$624,000**

Sold Date **26-Apr-24**

Distance **1.37km**



**16/104 BRODERICK ROAD
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$615,000**

Sold Date **12-Mar-24**

Distance **1.37km**



**2 OAKWOOD DRIVE CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price

\$614,000

Sold Date **24-Jan-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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