

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

7/106 BRODERICK 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,800

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2022

to

31 Jul 2023

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

29/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$608,000	11-Jul-23
36 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$610,000	26-Jun-23
2 BLOSSOM WAY CARRUM DOWNS VIC 3201	\$580,000	27-Feb-23

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: 21 August 2023



**29/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price **\$608,000** Sold Date **11-Jul-23**

Distance **0.69km**



**36 BOTANY DRIVE CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price **\$610,000** Sold Date **26-Jun-23**

Distance **1.69km**



**2 BLOSSOM WAY CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price **\$580,000** Sold Date **27-Feb-23**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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