

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

1/35B Broderick Road, Carrum Downs Vic 3201

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Carrum Downs

Period - From 01/10/2024 to 31/12/2024 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	18/85 Ogradys Rd CARRUM DOWNS 3201	\$620,000	19/02/2025
2	1/59 Cadles Rd CARRUM DOWNS 3201	\$640,500	25/01/2025
3	5/37 Clifton Gr CARRUM DOWNS 3201	\$665,000	07/01/2025

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:

11/03/2025 11:27

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Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

December quarter 2024: \$575,000



Property Type:

Agent Comments

Comparable Properties



18/85 Ogradys Rd CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 19/02/2025

Property Type: Unit



1/59 Cadles Rd CARRUM DOWNS 3201 (REI)

Agent Comments



Price: \$640,500

Method: Private Sale

Date: 25/01/2025

Property Type: Townhouse (Single)



5/37 Clifton Gr CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 07/01/2025

Property Type: Townhouse (Single)

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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