

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

14/50 PROTEA STREET 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2023

to

31 Dec 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

24/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$495,000	21-Nov-23
8/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$495,500	09-Sep-23
12/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$465,000	08-Dec-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: 13 January 2024


**24/50 PROTEA STREET CARRUM
DOWNS VIC 3201**

 1
  1
  1

Sold Price

\$495,000

Sold Date

21-Nov-23

Distance

0.04km

**8/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3
  1
  2

Sold Price

\$495,500

Sold Date

09-Sep-23

Distance

0.26km

**12/50 PROTEA STREET CARRUM
DOWNS VIC 3201**

 2
  1
  1

Sold Price

^{RS} **\$465,000**

Sold Date

08-Dec-23

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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