

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

7/49 OBERON 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2023

to

29 Feb 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

29/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$578,000	02-Jan-24
9/74 HALL ROAD CARRUM DOWNS VIC 3201	\$550,000	28-Apr-23
6/27 HALL ROAD CARRUM DOWNS VIC 3201	\$580,000	01-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.~~

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29/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

\$578,000

Sold Date

02-Jan-24

Distance

0.41km



Private inspections
now available.

For more information or to arrange
a personal inspection please
contact the listing agent.

9/74 HALL ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

\$550,000

Sold Date

28-Apr-23

Distance

1.02km



6/27 HALL ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

\$580,000

Sold Date

01-Dec-23

Distance

1.04km



1/157 AUSTIN ROAD SEAFORD VIC 3198

3 2 1

Sold Price

Sold Date

21-Apr-23

Distance

3.78km

RS = Recent sale

UN = Undisclosed Sale

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