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	41 SANDSTONE CIRCUIT 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	$690,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jan 2024	to	31 Dec 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
48 SZER WAY CARRUM DOWNS VIC 3201	$741,000	12-Nov-24
52 SZER WAY CARRUM DOWNS VIC 3201	$721,000	18-Jul-24
18 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201	$715,000	10-Nov-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: 16 January 2025

OBrien Real Estate

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48 SZER WAY CARRUM DOWNS VIC 3201

4 2 2

Sold Price RS $741,000 Sold Date 12-Nov-24

Distance 0.61km



52 SZER WAY CARRUM DOWNS VIC 3201

4 2 2

Sold Price $721,000 Sold Date 18-Jul-24

Distance 0.62km



18 MYHAVEN CIRCUIT CARRUM DOWNS VIC 3201

4 2 2

Sold Price $715,000 Sold Date 10-Nov-24

Distance 1.92km

RS = Recent sale **UN** = Undisclosed Sale

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