

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

5/7 KOOMALOO PLACE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

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

12/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$665,000	22-Apr-25

OR

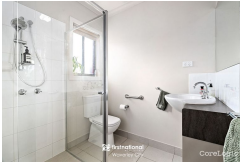
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 May 2025

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au

**12/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**

Sold Price

^{RS}**\$665,000**

Sold Date

22-Apr-25

3



2



2

Distance

0.89km**RS** = Recent sale**UN** = Undisclosed Sale

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