

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

1/91 Ogradys Road 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2019

to

30 Apr 2020

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

5/34 Szer Way Carrum Downs VIC 3201	\$510,500	21-Feb-20
10 Flora Lane Carrum Downs VIC 3201	\$520,000	20-Feb-20
8/59 Cadles Road Carrum Downs VIC 3201	\$540,100	15-Feb-20

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: 04 May 2020



5/34 Szer Way Carrum Downs VIC 3201

Sold Price

\$510,500

Sold Date

21-Feb-20

 3  2  2

Distance

0.11km



10 Flora Lane Carrum Downs VIC 3201

Sold Price

\$520,000

Sold Date

20-Feb-20

 3  2  2

Distance

1.23km



8/59 Cadles Road Carrum Downs VIC 3201

Sold Price

\$540,100

Sold Date

15-Feb-20

 3  2  1

Distance

1.46km



5/51 McCormicks Road Carrum Downs VIC 3201

Sold Price

\$530,000

Sold Date

20-Jan-20

 3  2  2

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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