

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

15/85 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2021

to

31 Jul 2022

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

8/33 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$510,000	27-May-22
8/205 BALLARTO ROAD CARRUM DOWNS VIC 3201	\$470,000	23-May-22
4/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$505,000	27-Apr-22

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: 01 August 2022



**8/33 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$510,000

Sold Date

27-May-22

Distance

0.37km



**8/205 BALLARTO ROAD CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$470,000

Sold Date

23-May-22

Distance

0.93km



**4/70 PROTEA STREET CARRUM
DOWNS VIC 3201**

 2  1  1

Sold Price

\$505,000

Sold Date

27-Apr-22

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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