

## 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

12/10 HALL ROAD CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2023

to

30 Sep 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

1/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$550,000	30-Apr-24
16/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$550,000	24-Aug-24
1/182 CADLES ROAD CARRUM DOWNS VIC 3201	\$560,000	05-Jul-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: 07 October 2024

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**1/85 OGRADYS ROAD CARRUM  
DOWNS VIC 3201**

3 1 1

Sold Price **\$550,000** Sold Date **30-Apr-24**

Distance **0.67km**



**16/49 OBERON DRIVE CARRUM  
DOWNS VIC 3201**

3 1 1

Sold Price

Sold Date **24-Aug-24**

Distance **1.4km**



**1/182 CADLES ROAD CARRUM  
DOWNS VIC 3201**

3 1 1

Sold Price **\$560,000** Sold Date **05-Jul-24**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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