

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

13/85 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,000

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

28/21 HALL ROAD CARRUM DOWNS VIC 3201	\$615,000	20-Apr-22
6/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$635,000	12-Apr-22
40 BOTANY DRIVE CARRUM DOWNS VIC 3201	\$637,000	19-Jun-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: 23 August 2022


**28/21 HALL ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$615,000

Sold Date **20-Apr-22**

Distance

0.8km

**6/85 OGRADYS ROAD CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

\$635,000

Sold Date **12-Apr-22**

Distance

0.06km

**40 BOTANY DRIVE CARRUM
DOWNS VIC 3201**
 3  2  2

Sold Price

^{RS} **\$637,000**

Sold Date **19-Jun-22**

Distance

1.16km
RS = Recent sale

UN = Undisclosed Sale

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