

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

3/85 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

\$580,000

&

\$629,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2021

to

30 Apr 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

6/85 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$635,000	12-May-22
28/21 HALL ROAD CARRUM DOWNS VIC 3201	\$615,000	20-Apr-22
3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$640,000	04-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: 21 May 2022



6/85 OGRADYS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS}

\$635,000

Sold Date

12-May-22

Distance

0.03km



28/21 HALL ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS}

\$615,000

^{UN}

Sold Date

20-Apr-22

Distance

0.78km



3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS}

\$640,000

Sold Date

04-Apr-22

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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