

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

6/85 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$536,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2021

to

31 Mar 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

10/106 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$610,000	06-Dec-21
24 PROTEA STREET CARRUM DOWNS VIC 3201	\$615,000	12-Jan-22
2/29 CARRINGTON CRESCENT CARRUM DOWNS VIC 3201	\$600,000	03-Feb-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: 06 April 2022



**10/106 BRODERICK ROAD
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price

\$610,000

Sold Date

06-Dec-21

Distance

0.7km



**24 PROTEA STREET CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$615,000

Sold Date

12-Jan-22

Distance

1.19km



**2/29 CARRINGTON CRESCENT
CARRUM DOWNS VIC 3201**

 2  2  2

Sold Price

^{RS} **\$600,000**

Sold Date

03-Feb-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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