

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 Oasis Court 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

\$430,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Carrum Downs

Period-from

01 Nov 2019

to

31 Oct 2020

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

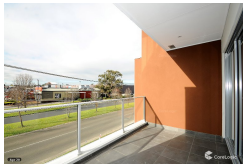
Date of sale

3/74 Hall Road Carrum Downs VIC 3201	\$435,000	09-Jul-20
1/91 Ogradys Road Carrum Downs VIC 3201	\$485,000	06-Jun-20
6/27 McCormicks Road Carrum Downs VIC 3201	\$435,000	28-Jul-20

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: 26 November 2020



3/74 Hall Road Carrum Downs VIC 3201

Sold Price **\$435,000** Sold Date **09-Jul-20**

2 2 1

Distance **0.22km**



1/91 Ogradys Road Carrum Downs VIC 3201

Sold Price **\$485,000** Sold Date **06-Jun-20**

2 2 2

Distance **0.93km**



6/27 McCormicks Road Carrum Downs VIC 3201

Sold Price **\$435,000** Sold Date **28-Jul-20**

2 2 1

Distance **1.92km**

RS = Recent sale UN = Undisclosed Sale

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