

Jared McGovern

P 87387228

M 0432920029

E jared.mcgovern@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal	e						
Address Including suburb and postcode	66 Ogradys Road Carrum Downs VIC 3201						
Indicative selling price							
For the meaning of this price	e see consumer.vic	gov.au	ı/underquoting (*Delete s	single price	or range a	as applicable)
Single Price			or range between	\$50	0,000	&	\$550,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$570,000	*Ho	use X	*Unit		Suburb	Carrum Downs
Period-from	01 Mar 2018	to	28 Feb 2019		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

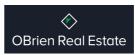
Address of comparable property	Price	Date of sale	
9 Quarrion Drive Carrum Downs VIC 3201	\$515,000	21-Jan-19	
24 Ogradys Road Carrum Downs VIC 3201	\$520,000	10-Nov-18	
17 Sunbird Crescent Carrum Downs VIC 3201	\$550,000	12-Feb-19	

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 six months.

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9 Quarrion Drive Carrum Downs VIC 3201

Sold Price

\$515,000 Sold Date

21-Jan-19

Distance

0.17km



24 Ogradys Road Carrum Downs VIC 3201

\$ 1

Sold Price

\$520,000 Sold Date 10-Nov-18

= 3 ₽ 1

Distance

0.38km



17 Sunbird Crescent Carrum Downs Sold Price VIC 3201

\$550,000 Sold Date 12-Feb-19

= 3

₾ 1

\$ 3

0.72km Distance

RS = Recent sale

UN = Undisclosed Sale

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