

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

66 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

\*House

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**

3 1 4

Sold Price

**\$515,000**

Sold Date

**21-Jan-19**

Distance

**0.17km**



**24 Ogradys Road Carrum Downs  
VIC 3201**

3 1 1

Sold Price

**\$520,000**

Sold Date

**10-Nov-18**

Distance

**0.38km**



**17 Sunbird Crescent Carrum Downs  
VIC 3201**

3 1 3

Sold Price

**\$550,000**

Sold Date

**12-Feb-19**

Distance

**0.72km**

RS = Recent sale

UN = Undisclosed Sale

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