

## 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

20 ORAMA AVENUE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2022

to

31 Aug 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 34 BRUNNINGS ROAD CARRUM DOWNS VIC 3201 | \$640,000 | 31-Jul-23 |
| 15 MARKET COURT SKYE VIC 3977           | \$650,000 | 22-Jun-23 |
| 6 KERRIE ANNE COURT SKYE VIC 3977       | \$656,000 | 05-Jun-23 |

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: 05 September 2023



**34 BRUNNINGS ROAD CARRUM  
DOWNS VIC 3201**

3 1 2

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**31-Jul-23**

Distance

**0.71km**



**15 MARKET COURT SKYE VIC 3977**

3 1 2

Sold Price

**\$650,000**

Sold Date

**22-Jun-23**

Distance

**0.93km**



**6 KERRIE ANNE COURT SKYE VIC  
3977**

3 1 2

Sold Price

**\$656,000**

Sold Date

**05-Jun-23**

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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