

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

24/49 Oberon Drive 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

\$565,000

&

\$592,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2021

to

31 Jan 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

3/29 Chardonnay Drive Skye VIC 3977	\$540,000	02-Sep-21
7/126 Cadles Road Carrum Downs VIC 3201	\$556,600	24-Nov-21
7/1 Brunnings Road Carrum Downs VIC 3201	\$595,500	25-Nov-21

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.~~

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3/29 Chardonnay Drive Skye VIC 3977

Sold Price **\$540,000** Sold Date **02-Sep-21**

3 1 1

Distance **1.64km**



7/126 Cadles Road Carrum Downs VIC 3201

Sold Price ^{RS} **\$556,600** ^{UN} Sold Date **24-Nov-21**

3 1 1

Distance **0.16km**



7/1 Brunnings Road Carrum Downs VIC 3201

Sold Price **\$595,500** Sold Date **25-Nov-21**

3 1 2

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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