

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

1/75 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

\$689,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2022

to

31 Oct 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

31 SANDSTONE CIRCUIT CARRUM DOWNS VIC 3201	\$684,000	05-Aug-23
65 OGRADYS ROAD CARRUM DOWNS VIC 3201	\$645,000	26-Sep-23
38 LAUREL CRESCENT CARRUM DOWNS VIC 3201	\$710,000	11-Sep-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.~~

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31 SANDSTONE CIRCUIT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

\$684,000

Sold Date **05-Aug-23**

Distance **0.52km**



65 OGRADYS ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} **\$645,000**

Sold Date **26-Sep-23**

Distance **0.08km**



38 LAUREL CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price

^{RS} **\$710,000**

Sold Date **11-Sep-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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