

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

3/49 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2021

to

31 Oct 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

1/182 CADLES ROAD CARRUM DOWNS VIC 3201	\$510,000	23-Jul-22
6/21 HALL ROAD CARRUM DOWNS VIC 3201	\$530,000	04-Sep-22

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: 10 November 2022


**1/182 CADLES ROAD CARRUM
DOWNS VIC 3201**
 3  1  2

Sold Price

\$510,000

Sold Date

23-Jul-22

Distance

0.68km

**6/21 HALL ROAD CARRUM DOWNS
VIC 3201**
 3  1  2

Sold Price

\$530,000

Sold Date

04-Sep-22

Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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