

## 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

38 OGRADYS ROAD CARRUM DOWNS VIC 3201

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Feb 2022

to

31 Jan 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

|  |           |           |
|--|-----------|-----------|
| 150A HALL ROAD CARRUM DOWNS VIC 3201     | \$610,000 | 06-Sep-22 |
| 30 CARDIFF CIRCUIT CARRUM DOWNS VIC 3201 | \$625,000 | 28-Oct-22 |
| 96 BRODERICK ROAD CARRUM DOWNS VIC 3201  | \$617,000 | 30-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: 09 February 2023



**150A HALL ROAD CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$610,000** Sold Date **06-Sep-22**

Distance **1.63km**



**30 CARDIFF CIRCUIT CARRUM  
DOWNS VIC 3201**

3 2 1

Sold Price **\$625,000** Sold Date **28-Oct-22**

Distance **0.53km**



**96 BRODERICK ROAD CARRUM  
DOWNS VIC 3201**

3 2 2

Sold Price **\$617,000** Sold Date **30-Sep-22**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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