

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48 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

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

*House

X

*Unit

Suburb

Carrum Downs

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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 Goshawk Court Carrum Downs VIC 3201	\$480,000	13-Feb-19
5 Laurel Crescent Carrum Downs VIC 3201	\$525,000	10-Nov-18
14 Kingfisher Court Carrum Downs VIC 3201	\$502,500	29-Jan-19

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 six months.~~

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**3 Goshawk Court Carrum Downs
VIC 3201**

3 2 1

Sold Price

^{RS} **\$480,000**

Sold Date

13-Feb-19

Distance

0.21km



**5 Laurel Crescent Carrum Downs
VIC 3201**

3 2 2

Sold Price

\$525,000

Sold Date

10-Nov-18

Distance

0.53km



**14 Kingfisher Court Carrum Downs
VIC 3201**

3 2 1

Sold Price

^{RS} **\$502,500**

Sold Date

29-Jan-19

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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