

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

9/91 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Apr 2018

to

31 Mar 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

26/21 Hall Road Carrum Downs VIC 3201	\$385,000	25-Feb-19
3/23 McCormicks Road Carrum Downs VIC 3201	\$410,500	22-Mar-19
51/11 Brunnings Road Carrum Downs VIC 3201	\$400,000	30-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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26/21 Hall Road Carrum Downs VIC 3201

Sold Price

\$385,000

Sold Date

25-Feb-19
 2

 1

 1

Distance

0.8km

3/23 McCormicks Road Carrum Downs VIC 3201

Sold Price

\$410,500

Sold Date

22-Mar-19
 2

 1

 1

Distance

1.68km

51/11 Brunnings Road Carrum Downs VIC 3201

Sold Price

\$400,000

Sold Date

30-Jan-19
 2

 1

 1

Distance

1.71km
RS = Recent sale

UN = Undisclosed Sale

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