

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

4 ODELL PLACE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Mar 2024

to

28 Feb 2025

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

44 MOORHEN CRESCENT CARRUM DOWNS VIC 3201	\$660,000	11-Dec-24
3 CAPRI COURT CARRUM DOWNS VIC 3201	\$702,000	14-Jan-25
3 SPOONBILL COURT CARRUM DOWNS VIC 3201	\$706,000	09-Oct-24

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: 15 March 2025

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44 MOORHEN CRESCENT CARRUM DOWNS VIC 3201 Sold Price **\$660,000** Sold Date **11-Dec-24**

3 1 2

Distance **0.28km**



3 CAPRI COURT CARRUM DOWNS VIC 3201 Sold Price **\$702,000** Sold Date **14-Jan-25**

3 1 2

Distance **1.41km**



3 SPOONBILL COURT CARRUM DOWNS VIC 3201 Sold Price **\$706,000** Sold Date **09-Oct-24**

3 1 2

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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