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<br>Including suburb and postcode | 4 PROSPECT COURT 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 | $470,000 | & | $510,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | Unit | Suburb | Carrum Downs |
| Period-from | 01 Aug 2023 | to | 31 Jul 2024 | 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 |
|---|---|---|
| 10/151 HALL ROAD CARRUM DOWNS VIC 3201 | $510,000 | 29-May-24 |
| 1/91 CADLES ROAD CARRUM DOWNS VIC 3201 | $548,500 | 23-Apr-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: 20 August 2024

OBrien Real Estate

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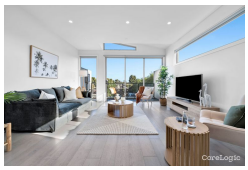

**10/151 HALL ROAD CARRUM DOWNS VIC 3201**

2 2 1

Sold Price **$510,000** Sold Date **29-May-24**

Distance **0.66km**



**1/91 CADLES ROAD CARRUM DOWNS VIC 3201**

2 2 1

Sold Price **$548,500** Sold Date **23-Apr-24**

Distance **0.81km**

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

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