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	25 PARDALOTE AVENUE 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	$725,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Dec 2023	to	30 Nov 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
14 HARRISON COURT CARRUM DOWNS VIC 3201	$761,000	28-Oct-24
15 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201	$760,000	02-Jul-24
21 CICADA COURT CARRUM DOWNS VIC 3201	$752,000	10-Jul-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.~~

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OBrien Real Estate

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14 HARRISON COURT CARRUM DOWNS VIC 3201

3 2 1

Sold Price RS $761,000 Sold Date 28-Oct-24

Distance 1.08km



15 CARRUM BELLA DRIVE CARRUM DOWNS VIC 3201

3 2 1

Sold Price $760,000 Sold Date 02-Jul-24

Distance 0.95km



21 CICADA COURT CARRUM DOWNS VIC 3201

3 2 2

Sold Price $752,000 Sold Date 10-Jul-24

Distance 0.73km

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

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