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	5 WATTLEWOODS 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~~		or range between	$795,000	&	$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,750	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
4 BELMONT COURT CARRUM DOWNS VIC 3201	$850,000	02-Oct-24
13 TEAL AVENUE CARRUM DOWNS VIC 3201	$910,000	05-Oct-24
66 HERBERT ROAD CARRUM DOWNS VIC 3201	$878,310	07-Jul-09

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: 03 March 2025

OBrien Real Estate

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4 BELMONT COURT CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$850,000** Sold Date **02-Oct-24**

Distance **0.73km**



13 TEAL AVENUE CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$910,000** Sold Date **05-Oct-24**

Distance **0.97km**



66 HERBERT ROAD CARRUM DOWNS VIC 3201

4 2 2

Sold Price **$878,310** Sold Date **07-Jul-09**

Distance **1.17km**

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

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