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	12/91 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	$470,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jun 2022	to	31 May 2023	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.

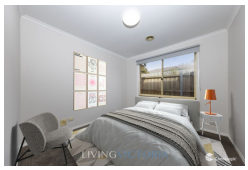
Address of comparable property	Price	Date of sale
4/182 CADLES ROAD CARRUM DOWNS VIC 3201	$540,000	23-Apr-23
55/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$485,000	04-Mar-23
21 BALMAIN DRIVE CARRUM DOWNS VIC 3201	$490,000	27-Jan-23

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: 05 June 2023

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4/182 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$540,000** Sold Date **23-Apr-23**

Distance **2.26km**



55/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$485,000** Sold Date **04-Mar-23**

Distance **1.65km**



21 BALMAIN DRIVE CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$490,000** Sold Date **27-Jan-23**

Distance **0.88km**

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

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