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	9/50 PROTEA STREET 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	$410,000	&	$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Nov 2023	to	31 Oct 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
22/50 PROTEA STREET CARRUM DOWNS VIC 3201	$430,000	08-Jun-24
12/1133 FRANKSTON-DANDENONG ROAD CARRUM DOWNS VIC 3201	$420,000	30-Jul-24
15/60 PROTEA STREET CARRUM DOWNS VIC 3201	$407,000	25-May-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: 25 November 2024

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22/50 PROTEA STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$430,000** Sold Date **08-Jun-24**

Distance **0.05km**



12/1133 FRANKSTON-DANDENONG ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$420,000** UN Sold Date **30-Jul-24**

Distance **1.08km**



15/60 PROTEA STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$407,000** Sold Date **25-May-24**

Distance **0.11km**

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

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