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	2 OASIS 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	$529,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$703,800	Property type	House	Suburb	Carrum Downs
Period-from	01 Jul 2022	to	30 Jun 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
5 OASIS COURT CARRUM DOWNS VIC 3201	$545,000	20-Apr-23
5 PROSPECT COURT CARRUM DOWNS VIC 3201	$522,900	14-Jun-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: 19 July 2023

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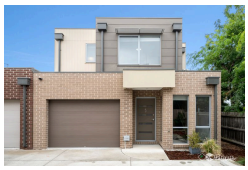


5 OASIS COURT CARRUM DOWNS VIC 3201

2 2 2

Sold Price **$545,000** Sold Date **20-Apr-23**

Distance **0.03km**



5 PROSPECT COURT CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$522,900** Sold Date **14-Jun-23**

Distance **0.12km**

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

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