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	15/50 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	$450,000	&	$490,000

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
1/50 PROTEA STREET CARRUM DOWNS VIC 3201	$430,000	28-Mar-23
133 HALL ROAD CARRUM DOWNS VIC 3201	$450,000	02-Jun-23
49/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	$446,200	29-Mar-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: 13 June 2023

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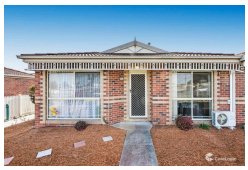


1/50 PROTEA STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$430,000** Sold Date **28-Mar-23**

Distance **0.07km**



133 HALL ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$450,000** Sold Date **02-Jun-23**

Distance **0.17km**



49/41-43 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$446,200** Sold Date **29-Mar-23**

Distance **0.35km**

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

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