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	23/50 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	$439,000	&	$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Oct 2021	to	30 Sep 2022	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
13/60 PROTEA STREET CARRUM DOWNS VIC 3201	$513,500	19-Sep-22
4/70 PROTEA STREET CARRUM DOWNS VIC 3201	$505,000	27-Apr-22

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: 18 October 2022

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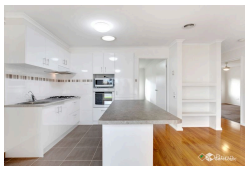
13/60 PROTEA STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$513,500** UN

Sold Date **19-Sep-22**

Distance **0.06km**



4/70 PROTEA STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$505,000**

Sold Date **27-Apr-22**

Distance **0.12km**

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

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