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	56 ORAMA AVENUE 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	$660,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,250	Property type	House	Suburb	Carrum Downs
Period-from	01 Aug 2021	to	31 Jul 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
62 ORAMA AVENUE CARRUM DOWNS VIC 3201	$710,000	01-Jul-21
25 SPENCER DRIVE CARRUM DOWNS VIC 3201	$710,250	13-Nov-21
75 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	$715,000	28-Jul-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: 10 August 2022

OBrien Real Estate
Maddie Harris
P 9707 0556
M 0421 106 819
E maddie.harris@obrienrealestate.com.au



62 ORAMA AVENUE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$710,000** Sold Date **01-Jul-21**

Distance **0.05km**



25 SPENCER DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$710,250** Sold Date **13-Nov-21**

Distance **0.19km**



75 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$715,000** Sold Date **28-Jul-22**

Distance **0.24km**

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

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