Matt Christie
P 03 97830688
M 0450753226
E matt.christie@obrienrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Belgrave Place 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	$510,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	*House	X	~~*Unit~~		Suburb	Carrum Downs
Period-from	01 Apr 2018	to	31 Mar 2019			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 six 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
28 Parkdale Drive Carrum Downs VIC 3201	$552,000	20-Feb-19
17 Parkdale Drive Carrum Downs VIC 3201	$577,000	15-Jul-18
5 Hyson Court Carrum Downs VIC 3201	$660,000	29-Jan-19

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 six months.~~

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28 Parkdale Drive Carrum Downs VIC 3201

3 2 2

Sold Price RS $552,000 Sold Date 20-Feb-19

Distance 0.07km



17 Parkdale Drive Carrum Downs VIC 3201

3 2 2

Sold Price $577,000 Sold Date 15-Jul-18

Distance 0.08km



5 Hyson Court Carrum Downs VIC 3201

3 2 2

Sold Price RS $660,000 Sold Date 29-Jan-19

Distance 0.52km

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

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