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	61 Ogradys Road Carrum Downs VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	range between	$490,000	&	$530,000

Median sale price

Median price	$469,000	*House	X	*Unit	Suburb	Carrum Downs
Period - From	Oct 2016	to	Sept 2017		Source	CoreLogic

Comparable property sales

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
1 9 Firetail Court Carrum Downs VIC 3201	$543,000	29-Apr-17
2 39 Partridge Crescent Carrum Downs VIC 3201	$535,750	15-Jul-17
3 5 Tattler Street Carrum Downs VIC 3201	$512,000	16-Jul-17

OBrien Real Estate