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	1/91 Ogradys Road 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	$495,000	&	$544,000

Median sale price

(*Delete house or unit as applicable)

Median price	$449,000	*House		*Unit	X	Suburb	Carrum Downs
Period - From	Aug 2017	to	Jul 2018	Source	Core Logic		

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
9/106 Broderick Road Carrum Downs VIC 3201	$541,000	2/3/18
7/7 Koomaloo Place Carrum Downs VIC 320	$530,000	29/6/18
4 Protea Street Carrum Downs VIC 3201	$480,000	24/3/18