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	14/85 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	$475,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jun 2019	to	31 May 2020	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
5/34 Szer Way Carrum Downs VIC 3201	$510,500	21-Feb-20
2/91 Ogradys Road Carrum Downs VIC 3201	$495,000	07-Feb-20
3 Blossom Way Carrum Downs VIC 3201	$520,000	05-Feb-20

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: 13 June 2020

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5/34 Szer Way Carrum Downs VIC 3201

3 2 2

Sold Price **$510,500** Sold Date **21-Feb-20**

Distance **0.08km**



2/91 Ogradys Road Carrum Downs VIC 3201

3 2 2

Sold Price **$495,000** Sold Date **07-Feb-20**

Distance **0.29km**



3 Blossom Way Carrum Downs VIC 3201

3 2 2

Sold Price **$520,000** Sold Date **05-Feb-20**

Distance **1.27km**

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

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