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	19/49 Oberon Drive 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	$419,000	&	$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2019	to	31 Oct 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
11/12 Brunnings Road Carrum Downs VIC 3201	$435,000	21-Jul-20
23/10 Hall Road Carrum Downs VIC 3201	$418,000	10-Sep-20
1 Juliana Drive Carrum Downs VIC 3201	$460,000	31-Jul-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: 14 November 2020

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11/12 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price **$435,000** Sold Date **21-Jul-20**

Distance **0.43km**



23/10 Hall Road Carrum Downs VIC 3201

3 1 1

Sold Price **$418,000** Sold Date **10-Sep-20**

Distance **1.39km**



1 Juliana Drive Carrum Downs VIC 3201

3 1 1

Sold Price **$460,000** Sold Date **31-Jul-20**

Distance **1.88km**

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

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