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	1 Sandstone Circuit 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	$660,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Nov 2020	to	31 Oct 2021	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
4 Falkiner Court Carrum Downs VIC 3201	$756,000	03-Oct-21
5 Katies Place Carrum Downs VIC 3201	$690,000	01-Aug-21
18 Protea Street Carrum Downs VIC 3201	$680,000	14-Sep-21

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: 23 November 2021

Ben Quatrini
P 03 9783 0688
M 0408 336 157
E ben.quatrini@obrienrealestate.com.au



4 Falkiner Court Carrum Downs VIC 3201

3 2 2

Sold Price RS $756,000 Sold Date 03-Oct-21

Distance 0.17km



5 Katies Place Carrum Downs VIC 3201

3 2 2

Sold Price $690,000 Sold Date 01-Aug-21

Distance 1.1km



18 Protea Street Carrum Downs VIC 3201

3 2 2

Sold Price $680,000 Sold Date 14-Sep-21

Distance 1.21km

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

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