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	9 Manna Gum Court 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	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Jan 2021	to	31 Dec 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 Belmont Court Carrum Downs VIC 3201	$800,000	02-Dec-21
18 Rangeview Drive Skye VIC 3977	$805,000	27-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.

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Michelle Stephens
P 0397830688
M 0417 352 644
E michelle.stephens@obrienrealestate.com.



4 Belmont Court Carrum Downs VIC 3201 Sold Price RS **$800,000** Sold Date **02-Dec-21**

4 2 2 Distance **0.76km**



18 Rangeview Drive Skye VIC 3977 Sold Price **$805,000** Sold Date **27-Sep-21**

4 2 2 Distance **1.24km**

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

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