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	2/23 GRNJA WAY 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	$420,000	&	$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2021	to	31 Jul 2022	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
1/19 GRNJA WAY CARRUM DOWNS VIC 3201	$460,000	23-Jun-22
3/27 GRNJA WAY CARRUM DOWNS VIC 3201	$465,000	12-Jul-22
7 NADA WAY CARRUM DOWNS VIC 3201	$480,000	23-Mar-22

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: 27 August 2022

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



1/19 GRNJA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$460,000** Sold Date **23-Jun-22**

Distance **0km**



3/27 GRNJA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price RS **$465,000** Sold Date **12-Jul-22**

Distance **0km**

7 NADA WAY CARRUM DOWNS VIC 3201

2 2 1

Sold Price **$480,000** Sold Date **23-Mar-22**

Distance **0.13km**

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

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