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<br>Including suburb and postcode | 45 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 | $640,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $721,000 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Sep 2021 | to | 31 Aug 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 |
|---|---|---|
| 53 HERBERT ROAD CARRUM DOWNS VIC 3201 | $685,000 | 31-Mar-22 |
| 6 VIKING COURT CARRUM DOWNS VIC 3201 | $700,000 | 22-Jun-22 |
| 171 MCCORMICKS ROAD CARRUM DOWNS VIC 3201 | $690,000 | 05-Aug-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 September 2022

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



**53 HERBERT ROAD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$685,000** Sold Date **31-Mar-22**

Distance **0.35km**

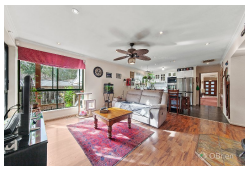


**6 VIKING COURT CARRUM DOWNS VIC 3201**

3 2 2

Sold Price RS **$700,000** UN Sold Date **22-Jun-22**

Distance **0.1km**



**171 MCCORMICKS ROAD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price RS **$690,000** Sold Date **05-Aug-22**

Distance **1.52km**

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

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