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	3/41 HALL ROAD 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2023	to	31 Jul 2024	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
3/3B BAWDEN STREET CARRUM DOWNS VIC 3201	$538,000	27-Mar-24
2 GIBSON COURT CARRUM DOWNS VIC 3201	$525,000	20-Feb-24
5/37 BRODERICK ROAD CARRUM DOWNS VIC 3201	$525,000	05-Apr-24

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: 20 August 2024

OBrien Real Estate

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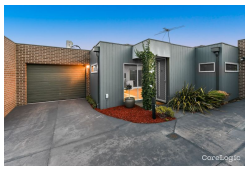

3/3B BAWDEN STREET CARRUM DOWNS VIC 3201

2 1 2

Sold Price **$538,000** Sold Date **27-Mar-24**

Distance **0.84km**



2 GIBSON COURT CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$525,000** Sold Date **20-Feb-24**

Distance **0.25km**



5/37 BRODERICK ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price Sold Date **05-Apr-24**

Distance **0.43km**

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

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