Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	4/91 O'gradys Road, Carrum Downs VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

	range between	$410,000	&	$450,000

Median sale price

Median price	$385,250	*House	*Unit	X	Suburb Carrum Downs
Period - From	March 2017	to	Feb 2018		Source CoreLogic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 7/33 Broderick Road Carrum Downs VIC 3201	$430,500	18-Sep-17
2 6/27 Jacaranda Drive Carrum Downs VIC 3201	$442,000	4-Nov-17
3 3/96 Cadles Road Carrum Downs VIC 3201	$455,000	22-Jan-18

OBrien Real Estate