

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 Marcella Place 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,750

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 2019

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

28 Tyntynder Drive Carrum Downs VIC 3201	\$510,000	20-Feb-19
7 Loretta Street Carrum Downs VIC 3201	\$455,000	15-Feb-19
3 Rosemary Court Carrum Downs VIC 3201	\$410,000	22-Mar-19

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 November 2019



OBrien Real Estate

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28 Tyntynder Drive Carrum Downs VIC 3201

3 2 1

Sold Price

\$510,000

Sold Date

20-Feb-19

Distance

0.27km



7 Loretta Street Carrum Downs VIC 3201

3 1 -

Sold Price

\$455,000

Sold Date

15-Feb-19

Distance

0.29km



3 Rosemary Court Carrum Downs VIC 3201

3 1 1

Sold Price

\$410,000

Sold Date

22-Mar-19

Distance

0.52km



4 Edenbridge Court Carrum Downs VIC 3201

3 1 2

Sold Price

\$480,000

Sold Date

10-Apr-19

Distance

0.71km



261 Ballarto Road Carrum Downs VIC 3201

3 1 6

Sold Price

\$465,000

Sold Date

07-Apr-19

Distance

0.82km



69 Protea Street Carrum Downs VIC 3201

3 1 1

Sold Price

\$450,000

Sold Date

23-Mar-19

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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22 Honeyeater Place Carrum Downs VIC 3201

3 1 4

Sold Price **\$520,000** Sold Date **14-Feb-19**

Distance **1.28km**



7 Elpara Place Skye VIC 3977

3 1 2

Sold Price **\$531,050** Sold Date **25-Feb-19**

Distance **0.85km**



66 Ogradys Road Carrum Downs VIC 3201

3 1 2

Sold Price **\$530,500** Sold Date **11-Mar-19**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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