

## 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

22/50 PROTEA STREET CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2023

to

31 Jan 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

12/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$465,000	05-Dec-23
21/25 LATS AVENUE CARRUM DOWNS VIC 3201	\$470,000	22-Dec-23
25/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$475,000	27-Sep-23

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: 22 February 2024



**12/50 PROTEA STREET CARRUM  
 DOWNS VIC 3201**

 2  1  1

Sold Price **\$465,000** Sold Date **05-Dec-23**

Distance **0.04km**



**21/25 LATS AVENUE CARRUM  
 DOWNS VIC 3201**

 2  1  1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **22-Dec-23**

Distance **0.29km**



**25/27 BRUNNINGS ROAD CARRUM  
 DOWNS VIC 3201**

 2  1  1

Sold Price **\$475,000** Sold Date **27-Sep-23**

Distance **0.72km**

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

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