

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2023

to

30 Apr 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

20/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$429,000	25-Mar-24
7/60 PROTEA STREET CARRUM DOWNS VIC 3201	\$425,500	18-May-24
12/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$465,000	05-Dec-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: 30 May 2024



20/50 PROTEA STREET CARRUM DOWNS VIC 3201

 2  1  1

Sold Price ^{RS} **\$429,000** ^{UN} Sold Date **25-Mar-24**

Distance **0.02km**



7/60 PROTEA STREET CARRUM DOWNS VIC 3201

 2  1  1

Sold Price ^{RS} **\$425,500** Sold Date **18-May-24**

Distance **0.09km**



12/50 PROTEA STREET CARRUM DOWNS VIC 3201

 2  1  1

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

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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