

## 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

4/50 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

\$410,000

&

\$445,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2023

to

31 May 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
14/50 PROTEA STREET CARRUM DOWNS VIC 3201	\$480,000	08-Feb-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: 04 June 2024



**20/50 PROTEA STREET CARRUM  
DOWNS VIC 3201**

 2  1  1

Sold Price <sup>RS</sup> **\$429,000** <sup>UN</sup> Sold Date **25-Mar-24**

Distance **0.05km**



**14/50 PROTEA STREET CARRUM  
DOWNS VIC 3201**

 2  1  1

Sold Price **\$480,000** Sold Date **08-Feb-24**

Distance **0.07km**



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

 2  1  1

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

Distance **0.06km**

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

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