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

9 OMEGA 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 \$693,000 & \$753,0

Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type	e House		Suburb	Carrum Downs
Period-from	01 Jul 2023	to	30 Jun 2	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.

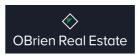
Address of comparable property	Price	Date of sale
40 RUNDLE DRIVE CARRUM DOWNS VIC 3201	\$730,000	06-Sep-23
44 WEDGE ROAD CARRUM DOWNS VIC 3201	\$742,500	25-May-24
36 MALUA CIRCUIT SANDHURST VIC 3977	\$725,000	27-Dec-23

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: 08 July 2024





Sam Khurana

M 0410862594

E sam.k@obrienrealestate.com.au



40 RUNDLE DRIVE CARRUM DOWNS VIC 3201

■3 **►**2 **□**3

Sold Price

\$730,000 Sold Date 06-Sep-23

Distance 0.84km



44 WEDGE ROAD CARRUM DOWNS VIC 3201

Sold Price

*\$**742,500** Sold Date **25-May-24**

Distance 0.27km



36 MALUA CIRCUIT SANDHURST VIC 3977

3 2 2 3

Sold Price

\$725,000 Sold Date **27-Dec-23**

Distance 0.84km

RS = Recent sale

UN = Undisclosed Sale

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