

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

5 WRIGHT STREET CARRUM VIC 3197

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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carrum

Period-from

01 Feb 2024

to

31 Jan 2025

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

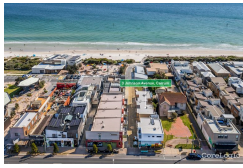
Date of sale

3 JOHNSON AVENUE CARRUM VIC 3197	\$850,000	10-Jan-25
137 MCLEOD ROAD PATTERSON LAKES VIC 3197	\$892,000	13-Sep-24

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: 03 February 2025

**3 JOHNSON AVENUE CARRUM VIC
3197**

Sold Price

RS

\$850,000

Sold Date

10-Jan-25

3

2

2

Distance

0.51km**137 MCLEOD ROAD PATTERSON
LAKES VIC 3197**

Sold Price

\$892,000

Sold Date

13-Sep-24

3

2

2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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