

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

4/7 Graham Road 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,500

Property type

Other

Suburb

Carrum

Period-from

01 Mar 2019

to

29 Feb 2020

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

8/1 Valetta Street Carrum VIC 3197	\$608,000	20-Oct-19
5/28 Church Road Carrum VIC 3197	\$610,000	29-Jan-20

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.

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8/1 Valetta Street Carrum VIC 3197 Sold Price **\$608,000** Sold Date **20-Oct-19**

2 2 1

Distance **0.61km**



5/28 Church Road Carrum VIC 3197 Sold Price **\$610,000** Sold Date **29-Jan-20**

2 1 2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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