

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

10 RIVERSDALE AVENUE 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

\$1,500,000.00

&

\$1,600,000.00

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

House

Suburb

Carrum

Period-from

01 Sep 2023

to

31 Aug 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

27 MASCOT AVE, BONBEACH VIC 3196	\$1,590,000	27-Apr-24
63 WHATLEY ST, CARRUM VIC 3197	\$1,520,000	10-Aug-24
23 VALETTA STREET CARRUM VIC 3197	\$1,570,000	17-Apr-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: 14 September 2024


12 RIVERSDALE AVENUE CARRUM VIC 3197

Sold Price

\$1,850,000

Sold Date

11-Oct-23


4



2



2

Distance

0.02km

29 WESTLEY STREET CARRUM VIC 3197

Sold Price

\$1,520,000

Sold Date

02-Dec-23


4



3



2

Distance

0.19km

23 VALETTA STREET CARRUM VIC 3197

Sold Price

\$1,570,000

Sold Date

17-Apr-24


5



3



2

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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