

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

3/22 VALETTA 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Carrum

Period-from

01 May 2021

to

30 Apr 2022

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

3/16 WRIGHT STREET CARRUM VIC 3197	\$740,000	11-Dec-21
4/431 STATION STREET BONBEACH VIC 3196	\$734,500	03-May-22
1/430 STATION STREET BONBEACH VIC 3196	\$720,000	08-Apr-22

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: 31 May 2022

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3/16 WRIGHT STREET CARRUM VIC 3197 Sold Price **\$740,000** Sold Date **11-Dec-21**

 2  1  1

Distance **0.45km**



4/431 STATION STREET BONBEACH VIC 3196 Sold Price ^{RS} **\$734,500** Sold Date **03-May-22**

 2  2  1

Distance **0.96km**



1/430 STATION STREET BONBEACH VIC 3196 Sold Price ^{RS} **\$720,000** ^{UN} Sold Date **08-Apr-22**

 2  1  1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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