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

23 VALETTA	STREET	CARRUM	VIC 3197
20 0/10011/1		0/ 11 (1 (0) (1)	100101

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range betweer	31 200 000	&	\$1,650,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$963,000	Property type	House	Suburb	Carrum			

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale
14 SHENFIELD AVENUE BONBEACH VIC 3196	\$1,590,000	05-Jan-24
2 ACACIA CRESCENT PATTERSON LAKES VIC 3197	\$1,550,000	29-Dec-23
29 WESTLEY STREET CARRUM VIC 3197	\$1,520,000	02-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: 20 March 2024



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 \Diamond **OBrien Real Estate**

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14 SHENFIELD AVENUE BONBEACH VIC 3196 昌 3

^{rs}**\$1,590,000** Sold Date **05-Jan-24** Sold Price 1.68km

▶1 ⇔2

Distance



2 ACACIA CRESCENT PATTERSON LAKES VIC 3197		Sold Price	^{RS} \$1,550,000 ^{UN}	Sold Date	29-Dec-23	
₿ 3	2	Ģ ²			Distance	1.72km



29 WES 3197	STLEY S	TREET	CARRUM VIC	Sold Price	^{RS} \$1,520,000	Sold Date	02-Dec-23
酉 4	3	్ల 2				Distance	0.65km

RS = Recent sale UN = Undisclosed Sale

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