

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

549a Station Street, Carrum Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$740,000

Median sale price

Median price \$770,500

Property Type Unit

Suburb Carrum

Period - From 01/04/2024

to 30/06/2024

Source REIV

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 six 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
1	4/7 Graham Rd CARRUM 3197	\$682,500	06/05/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

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Property Type: House (Res)
Land Size: 237 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
June quarter 2024: \$770,500

Comparable Properties



4/7 Graham Rd CARRUM 3197 (REI/VG)

Agent Comments

2 1 1

Price: \$682,500
Method: Private Sale
Date: 06/05/2024
Property Type: Unit

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 six months.