

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

32 Mcleod Road, Carrum Vic 3197

Indicative selling price

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

Range between \$760,000

&

\$795,000

Median sale price

Median price \$740,000

Property Type Townhouse

Suburb Carrum

Period - From 25/09/2022

to

24/09/2023

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	4/41 Gladesville Blvd PATTERSON LAKES 3197	\$770,000	25/06/2023
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:

25/09/2023 10:44

32 Mcleod Road, Carrum Vic 3197



Katrina O'Brien

(03) 9584 6500

0411 626 394

kobrien@hodges.com.au

Indicative Selling Price

\$760,000 - \$795,000

Median Townhouse Price

25/09/2022 - 24/09/2023: \$740,000



2 1 1

Property Type: Townhouse
(Single)

Land Size: 183sqms sqm approx

Agent Comments

Comparable Properties



**4/41 Gladesville Blvd PATTERSON LAKES
3197 (REI)**

Agent Comments

2 1 1

Price: \$770,000

Method: Private Sale

Date: 25/06/2023

Property Type: Townhouse (Single)

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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