

## 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

5 JOHNSON AVENUE CARRUM VIC 3197

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$726,500

Property type

Unit

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

627A NEPEAN HIGHWAY CARRUM VIC 3197	\$880,000	13-Apr-24
15/1 NEPEAN HIGHWAY SEAFORD VIC 3198	\$810,000	14-Apr-24
2/58 NEPEAN HIGHWAY SEAFORD VIC 3198	\$900,000	12-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.~~

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**627A NEPEAN HIGHWAY CARRUM  
VIC 3197**

 2  2  1

Sold Price

**\$880,000**

Sold Date

**13-Apr-24**

Distance

**0.04km**



**15/1 NEPEAN HIGHWAY SEAFORD  
VIC 3198**

 3  2  2

Sold Price

**\$810,000**

Sold Date

**14-Apr-24**

Distance

**0.95km**



**2/58 NEPEAN HIGHWAY SEAFORD  
VIC 3198**

 3  2  2

Sold Price

**\$900,000**

Sold Date

**12-Apr-24**

Distance

**1.94km**

RS = Recent sale

UN = Undisclosed Sale

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