

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

2 JOYCE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,005,000

Property type

House

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

3 KIPLING STREET CARRUM VIC 3197	\$1,200,000	20-Mar-24
1 WHATLEY STREET CARRUM VIC 3197	\$1,355,000	27-Jul-24
25 WHATLEY STREET CARRUM VIC 3197	\$1,420,000	15-Jun-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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3 KIPLING STREET CARRUM VIC 3197

3 2 2

Sold Price **\$1,200,000** Sold Date **20-Mar-24**

Distance **0.29km**



1 WHATLEY STREET CARRUM VIC 3197

4 2 3

Sold Price ^{RS} **\$1,355,000** Sold Date **27-Jul-24**

Distance **0.44km**



25 WHATLEY STREET CARRUM VIC 3197

4 2 2

Sold Price **\$1,420,000** Sold Date **15-Jun-24**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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