

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

1/89 Valetta 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2020

to

28 Feb 2021

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

4/36 Church Road Carrum VIC 3197

\$615,000

11-Dec-20

3/46 Church Road Carrum VIC 3197

\$655,000

11-Nov-20

45A McLeod Road Carrum VIC 3197

\$690,000

25-Jan-21

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: 02 March 2021

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4/36 Church Road Carrum VIC 3197 Sold Price

\$615,000 Sold Date 11-Dec-20

2
 1
 1

Distance 0.06km



3/46 Church Road Carrum VIC 3197 Sold Price

\$655,000 Sold Date 11-Nov-20

2
 2
 1

Distance 0.17km



45A McLeod Road Carrum VIC 3197 Sold Price

^{RS} \$690,000 Sold Date 25-Jan-21

3
 2
 2

Distance 0.73km

RS = Recent sale

UN = Undisclosed Sale

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