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

2/13 Myola 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	\$580,000	&	\$630,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$642,000	Prope	erty type Unit		Suburb	Carrum	
Period-from	01 May 2019	to	30 Apr 2020 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
1/4 Canberra Street Carrum VIC 3197	\$600,000	25-Mar-20
1/42 Myola Street Patterson Lakes VIC 3197	\$674,000	24-Mar-20
4/7 Graham Road Carrum VIC 3197	\$581,000	29-Mar-20

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: 12 May 2020



consumer.vic.gov.au



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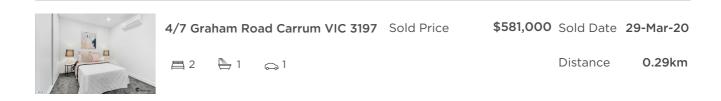
 1/4 Canberra Street Carrum VIC
 Sold Price
 \$600,000
 Sold Date
 25-Mar-20

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 1/42 Myola Street Patterson Lakes
 Sold Price
 Sold Price
 Sold Date
 24-Mar-20

 VIC 3197
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 Distance
 0.27km



RS = Recent sale UN = Undisclosed Sale

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