

## 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

51 WALKERS ROAD 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

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$753,500

Property type

Unit

Suburb

Carrum

Period-from

01 May 2021

to

30 Apr 2022

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

2/80 MCLEOD ROAD CARRUM VIC 3197	\$860,000	26-Feb-22
1/28 MYOLA STREET CARRUM VIC 3197	\$905,000	24-Mar-22
2/7 GRAHAM ROAD CARRUM VIC 3197	\$938,000	18-Feb-22

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: 17 May 2022



**2/80 MCLEOD ROAD CARRUM VIC 3197**

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**26-Feb-22**

 3

 2

 1

Distance

**0.3km**



**1/28 MYOLA STREET CARRUM VIC 3197**

Sold Price

**\$905,000**

Sold Date

**24-Mar-22**

 3

 2

 2

Distance

**0.41km**



**2/7 GRAHAM ROAD CARRUM VIC 3197**

Sold Price

**\$938,000**

Sold Date

**18-Feb-22**

 3

 2

 2

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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