

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

2/96 MCLEOD ROAD 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,500

Property type

Unit

Suburb

Carrum

Period-from

01 Jul 2023

to

30 Jun 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

4/7 GRAHAM ROAD CARRUM VIC 3197	\$682,500	24-Apr-24
1/35 MYOLA STREET CARRUM VIC 3197	\$725,000	17-Feb-24
6 PARKSIDE BOULEVARD CARRUM VIC 3197	\$669,000	21-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.~~

This Statement of Information was prepared on: 16 July 2024



4/7 GRAHAM ROAD CARRUM VIC 3197

Sold Price

\$682,500

Sold Date

24-Apr-24

 2

 1

 1

Distance

0.21km



1/35 MYOLA STREET CARRUM VIC 3197

Sold Price

\$725,000

Sold Date

17-Feb-24

 2

 1

 1

Distance

0.3km



6 PARKSIDE BOULEVARD CARRUM VIC 3197

Sold Price

\$669,000

Sold Date

21-Apr-24

 2

 1

 1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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