

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

5/499-500 Station 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Carrum

Period-from

01 Sep 2020

to

31 Aug 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

7/473 Station Street Bonbeach VIC 3196	\$745,000	19-May-21
2/445 Station Street Bonbeach VIC 3196	\$792,000	16-May-21
3/443 Station Street Bonbeach VIC 3196	\$752,000	01-May-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: 28 September 2021



7/473 Station Street Bonbeach VIC 3196 Sold Price **\$745,000** Sold Date **19-May-21**

 3  2  1

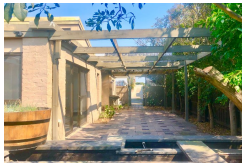
Distance **0.47km**



2/445 Station Street Bonbeach VIC 3196 Sold Price **\$792,000** Sold Date **16-May-21**

 3  2  2

Distance **0.86km**



3/443 Station Street Bonbeach VIC 3196 Sold Price **\$752,000** Sold Date **01-May-21**

 2  2  1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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