

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

3/18 Canberra 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

Unit

Suburb

Carrum

Period-from

01 Dec 2020

to

30 Nov 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

3A Myola Street Carrum VIC 3197	\$927,500	12-Dec-21
39 Westley Street Carrum VIC 3197	\$752,500	27-Oct-21
1/13 True Avenue Carrum VIC 3197	\$935,000	11-Nov-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: 21 December 2021


3A Myola Street Carrum VIC 3197

Sold Price

^{RS}
\$927,500

Sold Date

12-Dec-21


Distance

0.12km

39 Westley Street Carrum VIC 3197

Sold Price

^{RS}
\$752,500

Sold Date

27-Oct-21


Distance

0.29km

1/13 True Avenue Carrum VIC 3197

Sold Price

^{RS}
\$935,000

Sold Date

11-Nov-21


Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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