

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 3/6 Myola Street, Carrum, VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$940,000

&

\$990,000

Median sale price

Median price

\$700,000

Property Type

Townhouse

Suburb

Carrum (3197)

Period - From

01/01/2023

to

31/12/2023

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
2/5 MYOLA STREET, CARRUM VIC 3197	\$950,000	23/11/2023
6/35 CANBERRA STREET, PATTERSON LAKES VIC 3197	\$985,000	17/10/2023
4/15-17 GENOA AVENUE, BONBEACH VIC 3196	\$960,000	07/09/2023

This Statement of Information was prepared on: 18/01/2024