#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

4/616-617 Nepean Highway, Carrum Vic 3197

#### Indicative selling price

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

Range between \$790,000	&	\$869,000
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#### Median sale price

Median price	\$915,000	Pro	perty Type	Townhouse		Suburb	Carrum
Period - From	22/01/2024	to	21/01/2025		Source	Property	/ Data

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	1/42 Myola St PATTERSON LAKES 3197	\$800,000	17/12/2024
2	13/1 Valetta St CARRUM 3197	\$800,000	24/10/2024
3	5/15 York St BONBEACH 3196	\$825,000	09/10/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/01/2025 09:11
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Property Type: Townhouse Land Size: 102 sqm approx

Agent Comments

**Indicative Selling Price** \$790,000 - \$869,000 **Median Townhouse Price** 22/01/2024 - 21/01/2025: \$915,000

## Comparable Properties



1/42 Myola St PATTERSON LAKES 3197 (REI)

Price: \$800,000 Method: Private Sale Date: 17/12/2024 Property Type: Unit

**Agent Comments** 



13/1 Valetta St CARRUM 3197 (REI/VG)





Agent Comments

Price: \$800,000 Method: Private Sale Date: 24/10/2024

Property Type: Townhouse (Single)

5/15 York St BONBEACH 3196 (REI/VG)



Agent Comments

Price: \$825,000 Method: Private Sale Date: 09/10/2024

Property Type: Townhouse (Single) Land Size: 248 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





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