

## 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

2/8 MILLICENT AVENUE CARRUM VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Carrum

Period-from

01 May 2021

to

30 Apr 2022

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

1/18 MELALEUCA DRIVE CARRUM VIC 3197	\$605,000	13-Nov-21
3/5 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	\$640,000	12-Nov-21
5/1A GENOA AVENUE BONBEACH VIC 3196	\$625,000	22-Feb-22

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.~~

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**1/18 MELALEUCA DRIVE CARRUM  
VIC 3197**

Sold Price

**\$605,000**

Sold Date

**13-Nov-21**

2 1 1

Distance

**0.28km**

**3/5 NORTH SHORE DRIVE  
PATTERSON LAKES VIC 3197**

Sold Price

**\$640,000**

Sold Date

**12-Nov-21**

2 1 1

Distance

**1.3km**

**5/1A GENOA AVENUE BONBEACH  
VIC 3196**

Sold Price

**\$625,000**

Sold Date

**22-Feb-22**

2 1 1

Distance

**1.45km**

RS = Recent sale

UN = Undisclosed Sale

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