

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 WRIGHT 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

\$820,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carrum

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 JOHNSON AVENUE CARRUM VIC 3197	\$880,000	26-Oct-24
29 BANJO CIRCUIT BONBEACH VIC 3196	\$813,500	22-Aug-24
57 MCLEOD ROAD CARRUM VIC 3197	\$1,016,000	03-Aug-24

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: 27 January 2025



5 JOHNSON AVENUE CARRUM VIC 3197 Sold Price **\$880,000** Sold Date **26-Oct-24**

 3  2  2

Distance **0.51km**



29 BANJO CIRCUIT BONBEACH VIC 3196 Sold Price **\$813,500** Sold Date **22-Aug-24**

 3  2  2

Distance **1.95km**



57 MCLEOD ROAD CARRUM VIC 3197 Sold Price **\$1,016,000** Sold Date **03-Aug-24**

 3  2  2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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