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

Period-from

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

Single Price		or rang betwee	' <u>\\\</u> \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	&	\$900,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$760,000	Property type	Unit	Suburb	Carrum			

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

to

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



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consumer.vic.gov.au



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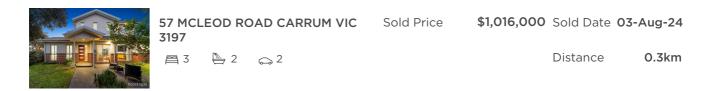
 5 JOHNSON AVENUE CARRUM VIC
 Sold Price
 \$880,000
 Sold Date
 26-Oct-24

 3197
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 Distance
 0.51km



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

 VIC 3196
 Image: Sold Price in the second second



RS = Recent sale UN = Undisclosed Sale

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