

## 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

3/4 MYOLA STREET 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

\$820,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,500

Property type

Unit

Suburb

Carrum

Period-from

01 Jul 2023

to

30 Jun 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

2/23 BURRAWONG AVENUE SEAFORD VIC 3198	\$815,000	02-Mar-24
2/42 GOLDEN AVENUE BONBEACH VIC 3196	\$870,000	25-Feb-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.

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**2/23 BURRAWONG AVENUE  
 SEAFORD VIC 3198**

 3  2  2

Sold Price

<sup>RS</sup> **\$815,000** Sold Date **02-Mar-24**

Distance **1.16km**



**2/42 GOLDEN AVENUE  
 BONBEACH VIC 3196**

 3  2  2

Sold Price

**\$870,000** Sold Date **25-Feb-24**

Distance **2km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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