

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

18 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

\$1,150,000

&

\$1,260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,003,100

Property type

House

Suburb

Carrum

Period-from

01 Aug 2023

to

31 Jul 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

25 CANNES AVENUE BONBEACH VIC 3196	\$1,150,000	27-Apr-24
15 MERMAID COURT PATTERSON LAKES VIC 3197	\$1,225,000	28-Feb-24
31 HARBOUR DRIVE PATTERSON LAKES VIC 3197	\$1,180,000	24-Jun-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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25 CANNES AVENUE BONBEACH VIC 3196

 3  1  2

Sold Price

^{RS} **\$1,150,000**

Sold Date

27-Apr-24

Distance

1.51km



15 MERMAID COURT PATTERSON LAKES VIC 3197

 4  3  2

Sold Price

\$1,225,000

Sold Date

28-Feb-24

Distance

1.85km



31 HARBOUR DRIVE PATTERSON LAKES VIC 3197

 3  2  2

Sold Price

^{RS} **\$1,180,000**

Sold Date

24-Jun-24

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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