

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

36 WALKERS ROAD 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

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/10 MILLICENT AVENUE CARRUM VIC 3197	\$830,000	27-Feb-23
4/6 RIGBY STREET CARRUM VIC 3197	\$790,000	09-Feb-23
3/11 RIGBY STREET CARRUM VIC 3197	\$910,000	01-Feb-23

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: 20 March 2023



2/10 MILLICENT AVENUE CARRUM VIC 3197

Sold Price

^{RS} **\$830,000**

Sold Date

27-Feb-23

 3  2  2

Distance

0.23km



4/6 RIGBY STREET CARRUM VIC 3197

Sold Price

^{RS} **\$790,000**

Sold Date

09-Feb-23

 3  2  2

Distance

0.38km



3/11 RIGBY STREET CARRUM VIC 3197

Sold Price

\$910,000

Sold Date

01-Feb-23

 3  2  2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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