

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

1/11 GRAHAM 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

or range
between

\$880,000

&

\$920,000

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

1/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196	\$910,000	31-Aug-24
1/432 STATION STREET BONBEACH VIC 3196	\$913,000	13-Jul-24
2 ANITA COURT CARRUM VIC 3197	\$1,000,000	11-Nov-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: 06 January 2025



**1/595-596 NEPEAN HIGHWAY
BONBEACH VIC 3196**

 4  2  2

Sold Price

\$910,000

Sold Date

31-Aug-24

Distance

1.03km



**1/432 STATION STREET
BONBEACH VIC 3196**

 3  2  1

Sold Price

\$913,000

Sold Date

13-Jul-24

Distance

1.38km



2 ANITA COURT CARRUM VIC 3197

 3  2  2

Sold Price

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

Sold Date

11-Nov-24

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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