

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

1/49 Kalimna 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2020

to

28 Feb 2021

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

1/547 Station Street Carrum VIC 3197	\$710,000	21-Nov-20
4/46 Church Road Carrum VIC 3197	\$755,550	01-Dec-20
1/34 Palm Beach Drive Patterson Lakes VIC 3197	\$735,000	08-Feb-21

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: 17 March 2021



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1/547 Station Street Carrum VIC 3197

Sold Price

\$710,000

Sold Date

21-Nov-20

3

2

2

Distance

0.23km



4/46 Church Road Carrum VIC 3197

Sold Price

\$755,550

Sold Date

01-Dec-20

3

2

1

Distance

0.25km



1/34 Palm Beach Drive Patterson Lakes VIC 3197

Sold Price

^{RS} **\$735,000**

Sold Date

08-Feb-21

3

1

1

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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