

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

2/19 Eel Race 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,500

Property type

Unit

Suburb

Carrum

Period-from

01 Jan 2021

to

31 Dec 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

2/8 Whatley Street Carrum VIC 3197	\$579,999	28-Apr-21
7/47 Patterson Street Bonbeach VIC 3196	\$539,000	07-Jul-21
5/8 Whatley Street Carrum VIC 3197	\$589,000	26-Jun-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: 19 January 2022



OBrien Real Estate

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2/8 Whatley Street Carrum VIC 3197

2 1 1

Sold Price

\$579,999

Sold Date

28-Apr-21

Distance

0.42km



7/47 Patterson Street Bonbeach VIC 3196

2 1 1

Sold Price

\$539,000

Sold Date

07-Jul-21

Distance

1.65km



5/8 Whatley Street Carrum VIC 3197

2 1 1

Sold Price

\$589,000

Sold Date

26-Jun-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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