

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

2/49 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Carrum

Period-from

01 Sep 2020

to

31 Aug 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

2/627 Nepean Highway Carrum VIC 3197	\$750,000	20-Aug-21
3/519-521 Nepean Highway Bonbeach VIC 3196	\$770,000	02-Sep-21
2/51 Golden Avenue Chelsea VIC 3196	\$785,000	20-May-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: 28 September 2021



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2/627 Nepean Highway Carrum VIC 3197 Sold Price **\$750,000** Sold Date **20-Aug-21**

2 2 1

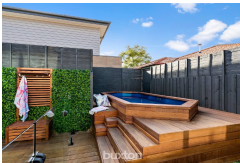
Distance **0.78km**



3/519-521 Nepean Highway Bonbeach VIC 3196 Sold Price ^{RS} **\$770,000** Sold Date **02-Sep-21**

2 2 1

Distance **2.29km**



2/51 Golden Avenue Chelsea VIC 3196 Sold Price **\$785,000** Sold Date **20-May-21**

2 2 1

Distance **2.86km**

RS = Recent sale

UN = Undisclosed Sale

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