

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

2/8 MILLICENT AVENUE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,750

Property type

Unit

Suburb

Carrum

Period-from

01 May 2021

to

30 Apr 2022

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

1/18 MELALEUCA DRIVE CARRUM VIC 3197	\$605,000	13-Nov-21
3/5 NORTH SHORE DRIVE PATTERSON LAKES VIC 3197	\$640,000	12-Nov-21
5/1A GENOA AVENUE BONBEACH VIC 3196	\$625,000	22-Feb-22

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: 09 May 2022



OBrien Real Estate

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**1/18 MELALEUCA DRIVE CARRUM
VIC 3197**

Sold Price

\$605,000

Sold Date

13-Nov-21

2 1 1

Distance

0.28km

**3/5 NORTH SHORE DRIVE
PATTERSON LAKES VIC 3197**

Sold Price

\$640,000

Sold Date

12-Nov-21

2 1 1

Distance

1.3km

**5/1A GENOA AVENUE BONBEACH
VIC 3196**

Sold Price

\$625,000

Sold Date

22-Feb-22

2 1 1

Distance

1.45km

RS = Recent sale

UN = Undisclosed Sale

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