

## 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

3/18 Melaleuca Drive Carrum VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$590,000

### 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

|                                                        |           |           |
|--------------------------------------------------------|-----------|-----------|
| 1/18 Melaleuca Drive Carrum VIC 3197                   | \$605,000 | 13-Nov-21 |
| 4/19 Eel Race Road Carrum VIC 3197                     | \$526,888 | 27-Oct-21 |
| 7/74-76 Gladesville Boulevard Patterson Lakes VIC 3197 | \$590,000 | 11-Dec-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: 08 January 2022



**1/18 Melaleuca Drive Carrum VIC 3197**

 2  1  1

Sold Price

**\$605,000**

Sold Date

**13-Nov-21**

Distance

**0.02km**



**4/19 Eel Race Road Carrum VIC 3197**

 2  1  2

Sold Price

**\$526,888**

Sold Date

**27-Oct-21**

Distance

**1.02km**



**7/74-76 Gladesville Boulevard Patterson Lakes VIC 3197**

 2  1  2

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**11-Dec-21**

Distance

**1.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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