

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

4/15 SMITH 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2022

to

28 Feb 2023

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

3 ROBYN COURT CARRUM VIC 3197	\$640,000	14-Oct-22
2/89 VALETTA STREET CARRUM VIC 3197	\$640,000	23-Dec-22
2/17 CHURCH ROAD CARRUM VIC 3197	\$662,500	02-Dec-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: 27 March 2023



OBrien Real Estate

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3 ROBYN COURT CARRUM VIC 3197

Sold Price

\$640,000

Sold Date

14-Oct-22

2

1

1

Distance

0.53km



2/89 VALETTA STREET CARRUM VIC 3197

Sold Price

Sold Date

23-Dec-22

2

1

1

Distance

0.54km



2/17 CHURCH ROAD CARRUM VIC 3197

Sold Price

\$662,500

Sold Date

02-Dec-22

2

1

1

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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