

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

4/531 STATION 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

\$709,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$964,000

Property type

Other

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

7/531 STATION STREET CARRUM VIC 3197	\$715,000	14-Jan-23
15 DENNINGTON LANE CHELSEA VIC 3196	\$737,000	30-Nov-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


**7/531 STATION STREET CARRUM
VIC 3197**
 2  2  1

Sold Price

\$715,000

Sold Date

14-Jan-23

Distance

0.01km

**15 DENNINGTON LANE CHELSEA
VIC 3196**
 2  2  1

Sold Price

^{RS} **\$737,000**

Sold Date

30-Nov-22

Distance

2.32km
RS = Recent sale

UN = Undisclosed Sale

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