Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/499-500 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~~		or range between	$730,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$756,275	Property type	Unit	Suburb	Carrum
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

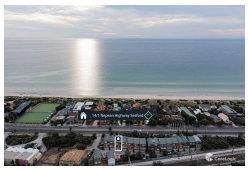
Address of comparable property	Price	Date of sale
14/1 NEPEAN HIGHWAY SEAFORD VIC 3198	780000	14-Jan-22
2/587 NEPEAN HIGHWAY BONBEACH VIC 3196	731500	16-Apr-22
3/16 WRIGHT STREET CARRUM VIC 3197	740000	11-Dec-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 June 2022

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14/1 NEPEAN HIGHWAY SEAFORD VIC 3198

3 2 2

Sold Price **780000** Sold Date **14-Jan-22**

Distance **1.01km**



2/587 NEPEAN HIGHWAY BONBEACH VIC 3196

3 1 1

Sold Price **731500** Sold Date **16-Apr-22**

Distance **0.74km**



3/16 WRIGHT STREET CARRUM VIC 3197

2 1 1

Sold Price **740000** Sold Date **11-Dec-21**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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