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	1/59 WHATLEY 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,005,000	Property type	House	Suburb	Carrum
Period-from	01 Jul 2023	to	30 Jun 2024	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
625B NEPEAN HIGHWAY CARRUM VIC 3197	$780,000	21-Feb-24

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.

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CONSUMER AFFAIRS VICTORIA

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625B NEPEAN HIGHWAY CARRUM VIC 3197 Sold Price **$780,000** Sold Date **21-Feb-24**

2 2 2 Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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