

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 JOHNSON AVENUE 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

Unit

Suburb

Carrum

Period-from

01 Dec 2023

to

30 Nov 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

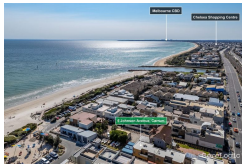
5 JOHNSON AVENUE CARRUM VIC 3197	\$880,000	26-Oct-24
1/432 STATION STREET BONBEACH VIC 3196	\$913,000	13-Jul-24
5/538 NEPEAN HIGHWAY BONBEACH VIC 3196	\$810,000	23-Sep-24

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.~~

This Statement of Information was prepared on: 16 December 2024

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5 JOHNSON AVENUE CARRUM VIC 3197 Sold Price **\$880,000** Sold Date **26-Oct-24**

 3  2  2

Distance **0km**



1/432 STATION STREET BONBEACH VIC 3196 Sold Price **\$913,000** Sold Date **13-Jul-24**

 3  2  1

Distance **1.13km**



5/538 NEPEAN HIGHWAY BONBEACH VIC 3196 Sold Price **\$810,000** Sold Date **23-Sep-24**

 2  2  1

Distance **1.36km**

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

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