

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

12/26 Valetta 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Carrum

Period-from

01 Jun 2019

to

31 May 2020

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

3/5 McLeod Road Carrum VIC 3197	\$500,000	15-Feb-20
2/17 Church Road Carrum VIC 3197	\$578,000	27-Apr-20
2/89 Valetta Street Carrum VIC 3197	\$551,000	18-Apr-20

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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OBrien Real Estate

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3/5 McLeod Road Carrum VIC 3197 Sold Price **\$500,000** Sold Date **15-Feb-20**

2 1 1

Distance **0.19km**



2/17 Church Road Carrum VIC 3197 Sold Price ^{RS} **\$578,000** Sold Date **27-Apr-20**

2 1 1

Distance **0.66km**



2/89 Valetta Street Carrum VIC 3197 Sold Price **\$551,000** Sold Date **18-Apr-20**

2 1 1

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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