

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

1/83 McLeod Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Carrum

Period-from

01 Dec 2019

to

30 Nov 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

3/90 McLeod Road Carrum VIC 3197	\$581,000	03-Nov-19
4/7 Graham Road Carrum VIC 3197	\$581,000	29-Mar-20
2/17 Church Road Carrum VIC 3197	\$578,000	10-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.~~

This Statement of Information was prepared on: 06 December 2020



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3/90 McLeod Road Carrum VIC 3197

Sold Price

\$581,000

Sold Date

03-Nov-19

2

1

1

Distance

0.08km



4/7 Graham Road Carrum VIC 3197

Sold Price

Sold Date

29-Mar-20

2

1

1

Distance

0.23km



2/17 Church Road Carrum VIC 3197

Sold Price

\$578,000

Sold Date

10-Apr-20

2

1

1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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