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	627A Nepean Highway 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	$695,000	&	$764,500

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Carrum
Period-from	01 Jan 2020	to	31 Dec 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
1/601 Nepean Highway Bonbeach VIC 3196	$770,000	06-Oct-20
5/421 Station Street Bonbeach VIC 3196	$703,000	28-Nov-20
5/18 Nepean Highway Seaford VIC 3198	$682,000	07-Nov-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: 25 January 2021

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1/601 Nepean Highway Bonbeach VIC 3196

3 2 2

Sold Price **$770,000** Sold Date **06-Oct-20**

Distance **0.47km**

5/421 Station Street Bonbeach VIC 3196

2 2 1

Sold Price RS **$703,000** Sold Date **28-Nov-20**

Distance **1.26km**

5/18 Nepean Highway Seaford VIC 3198

2 1 1

Sold Price **$682,000** Sold Date **07-Nov-20**

Distance **1.3km**

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

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