

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

1/616 Nepean Highway, Carrum Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$836,750 Property Type Unit Suburb Carrum

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	6/3 Canberra St PATTERSON LAKES 3197	\$985,000	16/10/2023
2	627d Nepean Hwy CARRUM 3197	\$915,000	27/12/2023
3	16/39-41 Nepean Hwy SEAFORD 3198	\$860,000	20/09/2023

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 six months.~~

This Statement of Information was prepared on: 19/03/2024 17:14



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

December quarter 2023: \$836,750

Comparable Properties



6/3 Canberra St PATTERSON LAKES 3197 (REI/VG)

Agent Comments



Price: \$985,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: Townhouse (Res)

Land Size: 266 sqm approx



627d Nepean Hwy CARRUM 3197 (REI/VG)

Agent Comments



Price: \$915,000

Method: Private Sale

Date: 27/12/2023

Property Type: Townhouse (Res)



16/39-41 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: Townhouse (Res)

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