

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

2/14 RIVERSDALE 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

or range
between

\$870,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$722,000

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2023

to

31 Mar 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

1/5 MYOLA STREET CARRUM VIC 3197	\$952,500	27-Nov-23
2/5 MYOLA STREET CARRUM VIC 3197	\$950,000	15-Nov-23
22C CHURCH ROAD CARRUM VIC 3197	\$860,000	06-Apr-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: 17 April 2024



1/5 MYOLA STREET CARRUM VIC 3197

 3  2  4

Sold Price

\$952,500

Sold Date **27-Nov-23**

Distance **0.38km**



2/5 MYOLA STREET CARRUM VIC 3197

 3  2  2

Sold Price

\$950,000

Sold Date **15-Nov-23**

Distance **0.38km**



22C CHURCH ROAD CARRUM VIC 3197

 3  2  2

Sold Price

^{RS} **\$860,000**

Sold Date **06-Apr-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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