

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

2/34 Mcleod Road, Carrum Vic 3197

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$915,000 Property Type Townhouse Suburb Carrum

Period - From 13/06/2023 to 12/06/2024 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	15/1 Nepean Hwy SEAFORD 3198	\$810,000	14/04/2024
2	2/12 Mermaid Ct PATTERSON LAKES 3197	\$750,000	30/05/2024
3	43a Mcleod Rd CARRUM 3197	\$750,000	17/05/2024

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:

13/06/2024 11:53



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
13/06/2023 - 12/06/2024: \$915,000

Comparable Properties



15/1 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 14/04/2024
Property Type: Townhouse (Res)



2/12 Mermaid Ct PATTERSON LAKES 3197 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 30/05/2024
Property Type: Flat/Unit/Apartment (Res)



43a Mcleod Rd CARRUM 3197 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 17/05/2024
Property Type: Townhouse (Single)