

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

2/5 MYOLA STREET 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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Carrum

Period-from

01 Oct 2022

to

30 Sep 2023

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

72 MCLEOD ROAD CARRUM VIC 3197	\$970,000	06-May-23
15 MILLICENT AVENUE CARRUM VIC 3197	\$1,003,100	27-Sep-23
11 FERRIER GROVE BONBEACH VIC 3196	\$983,000	16-May-23

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.~~

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72 MCLEOD ROAD CARRUM VIC 3197

 2  1  2

Sold Price **\$970,000** Sold Date **06-May-23**

Distance **0.34km**



15 MILLICENT AVENUE CARRUM VIC 3197

 3  2  2

Sold Price ^{RS} **\$1,003,100** Sold Date **27-Sep-23**

Distance **0.37km**



11 FERRIER GROVE BONBEACH VIC 3196

 3  2  2

Sold Price **\$983,000** Sold Date **16-May-23**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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