

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

3/17 GRAHAM ROAD 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Carrum

Period-from

01 May 2023

to

30 Apr 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

5/1 RIVIERA STREET SEAFORD VIC 3198	\$785,000	28-Nov-23
1/450 STATION STREET BONBEACH VIC 3196	\$811,000	17-Feb-24
4/449 STATION STREET BONBEACH VIC 3196	\$780,000	09-Feb-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: 20 May 2024



5/1 RIVIERA STREET SEAFORD VIC 3198 Sold Price **\$785,000** Sold Date **28-Nov-23**

 3  2  1

Distance **1.37km**



1/450 STATION STREET BONBEACH VIC 3196 Sold Price **\$811,000** Sold Date **17-Feb-24**

 3  2  1

Distance **1.2km**



4/449 STATION STREET BONBEACH VIC 3196 Sold Price **\$780,000** Sold Date **09-Feb-24**

 3  1  1

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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