

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

3/34 Mcleod Road, Carrum Vic 3197

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

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

Period - From 19/06/2023 to 18/06/2024 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	4 Dunk Cr BONBEACH 3196	\$875,000	10/05/2024
2	3/54 Broadway BONBEACH 3196	\$850,000	19/03/2024
3			

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: 19/06/2024 11:29



Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median Townhouse Price
19/06/2023 - 18/06/2024: \$915,000

Comparable Properties



4 Dunk Cr BONBEACH 3196 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 10/05/2024
Property Type: Townhouse (Single)
Land Size: 227 sqm approx



3/54 Broadway BONBEACH 3196 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 19/03/2024
Property Type: Townhouse (Single)
Land Size: 259 sqm approx

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.