

# 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 3/6 Myola Street, Carrum, VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$940,000 & \$990,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Carrum (3197)  
Period - From 01/01/2023 to 31/12/2023 Source Corelogic

### Comparable property sales

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
2/5 MYOLA STREET, CARRUM VIC 3197	\$950,000	23/11/2023
6/35 CANBERRA STREET, PATTERSON LAKES VIC 3197	\$985,000	17/10/2023
4/15-17 GENOA AVENUE, BONBEACH VIC 3196	\$960,000	07/09/2023

This Statement of Information was prepared on: 18/01/2024