

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

38 Melaleuca Drive, Carrum, VIC 3197

Indicative selling price

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

Single price or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	11/1 Nepean Highway Seaford Vic 3198	\$772,000	2023-09-25
2	1/14 Mermaid Court Patterson Lakes Vic 3197	\$820,000	2023-11-01
3	5/1 Riviera Street Seaford Vic 3198	\$785,000	2023-12-06

This Statement of Information was prepared on:

