

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

4/647-652 NEPEAN HIGHWAY 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

\$795,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

House

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

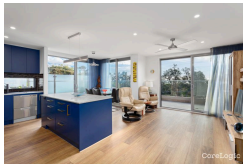
Date of sale

202/212 NEPEAN HIGHWAY SEAFORD VIC 3198	\$800,000	06-Feb-24
22C CHURCH ROAD CARRUM VIC 3197	\$860,000	06-Apr-24
10/595-596 NEPEAN HIGHWAY BONBEACH VIC 3196	\$847,500	31-Jan-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: 26 May 2024



**202/212 NEPEAN HIGHWAY
SEAFORD VIC 3198**

2 1 2

Sold Price **\$800,000** Sold Date **06-Feb-24**

Distance **4.2km**



**22C CHURCH ROAD CARRUM VIC
3197**

3 2 2

Sold Price ^{RS} **\$860,000** Sold Date **06-Apr-24**

Distance **0.55km**



**10/595-596 NEPEAN HIGHWAY
BONBEACH VIC 3196**

2 2 2

Sold Price **\$847,500** Sold Date **31-Jan-24**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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