

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

4/7 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,500

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2023

to

31 Mar 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

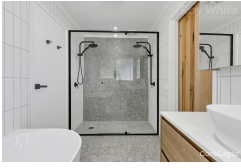
Date of sale

20 PARKSIDE BOULEVARD CARRUM VIC 3197	\$695,000	17-Oct-23
1/35 MYOLA STREET CARRUM VIC 3197	\$725,000	17-Feb-24
2/450 STATION STREET BONBEACH VIC 3196	\$725,500	02-Mar-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: 03 April 2024



**20 PARKSIDE BOULEVARD
CARRUM VIC 3197**

2 1 1

Sold Price **\$695,000** Sold Date **17-Oct-23**

Distance **0.59km**



**1/35 MYOLA STREET CARRUM VIC
3197**

2 1 1

Sold Price ^{RS} **\$725,000** Sold Date **17-Feb-24**

Distance **0.33km**



**2/450 STATION STREET
BONBEACH VIC 3196**

2 1 1

Sold Price ^{RS} **\$725,500** Sold Date **02-Mar-24**

Distance **1.14km**

RS = Recent sale UN = Undisclosed Sale

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