

# 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 5/8-10 Dahmen 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)

Range between \$900,000 & \$940,000

### Median sale price

Median price \$752,500 Property Type Unit Suburb Carrum

Period - From 01/01/2024 to 31/03/2024 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	3/6 Myola St CARRUM 3197	\$1,010,000	12/02/2024
2	21 Lewellin Gr CARRUM 3197	\$940,000	13/03/2024
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: 26/04/2024 16:40



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$940,000  
**Median Unit Price**  
March quarter 2024: \$752,500

## Comparable Properties



**3/6 Myola St CARRUM 3197 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 12/02/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 216 sqm approx



**21 Lewellin Gr CARRUM 3197 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$940,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** House  
**Land Size:** 295.79 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.

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