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	37 KALIMNA STREET 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	$940,000	&	$1,034,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$927,500	Property type	House	Suburb	Carrum
Period-from	01 Aug 2021	to	31 Jul 2022	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
57 MCLEOD ROAD CARRUM VIC 3197	$935,000	19-Aug-22
4 LEWELLIN GROVE CARRUM VIC 3197	$1,090,000	14-Jun-22
28 MELALEUCA DRIVE CARRUM VIC 3197	$1,180,000	08-Jun-22

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: 29 August 2022

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57 MCLEOD ROAD CARRUM VIC 3197

3 2 2

Sold Price RS $935,000 Sold Date 19-Aug-22

Distance 0.88km



4 LEWELLIN GROVE CARRUM VIC 3197

3 1 1

Sold Price RS $1,090,000 Sold Date 14-Jun-22

Distance 0.46km



28 MELALEUCA DRIVE CARRUM VIC 3197

3 1 2

Sold Price $1,180,000 Sold Date 08-Jun-22

Distance 0.84km

RS = Recent sale **UN** = Undisclosed Sale

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