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	1/49 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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Carrum
Period-from	01 Mar 2020	to	28 Feb 2021	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
1/547 Station Street Carrum VIC 3197	$710,000	21-Nov-20
4/46 Church Road Carrum VIC 3197	$755,550	01-Dec-20
1/34 Palm Beach Drive Patterson Lakes VIC 3197	$735,000	08-Feb-21

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: 17 March 2021

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1/547 Station Street Carrum VIC 3197

3 2 2

Sold Price **$710,000** Sold Date **21-Nov-20**

Distance **0.23km**



4/46 Church Road Carrum VIC 3197

3 2 1

Sold Price **$755,550** Sold Date **01-Dec-20**

Distance **0.25km**



1/34 Palm Beach Drive Patterson Lakes VIC 3197

3 1 1

Sold Price RS **$735,000** Sold Date **08-Feb-21**

Distance **0.85km**

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

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