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	2/73 CHURCH 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	$860,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$927,500	Property type	House	Suburb	Carrum
Period-from	01 Jul 2021	to	30 Jun 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
2/25 TRUE AVENUE CARRUM VIC 3197	$1,150,000	28-Jan-22
50 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197	$880,000	29-Apr-22
72 OLD WELLS ROAD PATTERSON LAKES VIC 3197	$940,000	26-Mar-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: 25 July 2022

CONSUMER AFFAIRS VICTORIA

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2/25 TRUE AVENUE CARRUM VIC 3197

3 2 3

Sold Price **$1,150,000** Sold Date **28-Jan-22**

Distance **1.09km**



50 SCARBOROUGH DRIVE PATTERSON LAKES VIC 3197

3 2 2

Sold Price **$880,000** Sold Date **29-Apr-22**

Distance **1.57km**



72 OLD WELLS ROAD PATTERSON LAKES VIC 3197

3 2 4

Sold Price **$940,000** Sold Date **26-Mar-22**

Distance **1.57km**

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

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