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	13/1 Valetta Street, Carrum, VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price		or range between	$720,000	&	$790,000

Median sale price

Median price	$ 726,500	Property type	Unit	Suburb	CARRUM
Period - From	30/03/2024	to	29/09/2024	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	9/1 Valetta Street Carrum Vic 3197	$740,000	2024-08-08
2	5/1 Valetta Street Carrum Vic 3197	$750,000	2024-05-27
3	3/17 Graham Road Carrum Vic 3197	$791,000	2024-05-30

This Statement of Information was prepared on: 30/09/2024

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.