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	3/27 Myola Street, Carrum Victoria 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	&	$1,000,000

Median sale price

Median price	$915,000	Property type	Townhouse	Suburb	CARRUM
Period - From	04/05/2024	to	04/11/2024	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 4 La Perouse Boulevard, Bonbeach	$925,000	03/10/2024
2 60 Scarborough Drive, Patterson Lakes	$1,030,000	31/08/2024
3 57 McLeod Road, Carrum	$1,016,000	03/08/2024

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: 08/11/2024