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	5/28 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	$640,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$760,000	Property type	Unit	Suburb	Carrum
Period-from	01 Feb 2024	to	31 Jan 2025	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
6/31-33 MYOLA STREET CARRUM VIC 3197	$690,000	20-Dec-24
2/96 MCLEOD ROAD CARRUM VIC 3197	$675,000	03-Sep-24

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: 12 February 2025

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6/31-33 MYOLA STREET CARRUM VIC 3197

2 1 1

Sold Price **$690,000** Sold Date **20-Dec-24**

Distance **0.84km**



2/96 MCLEOD ROAD CARRUM VIC 3197

2 1 1

Sold Price **$675,000** Sold Date **03-Sep-24**

Distance **0.9km**

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

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