

## 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

11/5 Kipling Street Carrum VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Carrum

Period-from

01 Aug 2020

to

31 Jul 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

7/490 Station Street Carrum VIC 3197	\$567,500	09-Mar-21
4/18 Melaleuca Drive Carrum VIC 3197	\$520,000	01-May-21
5/8 Whatley Street Carrum VIC 3197	\$590,000	26-Jun-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: 05 August 2021



**7/490 Station Street Carrum VIC 3197**

2 2 1

Sold Price

**\$567,500**

Sold Date

**09-Mar-21**

Distance

**0.22km**



**4/18 Melaleuca Drive Carrum VIC 3197**

2 1 1

Sold Price

**\$520,000**

Sold Date

**01-May-21**

Distance

**0.24km**



**5/8 Whatley Street Carrum VIC 3197**

2 1 1

Sold Price

<sup>RS</sup> **\$590,000**

Sold Date

**26-Jun-21**

Distance

**0.68km**

RS = Recent sale

UN = Undisclosed Sale

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