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

14/1 Valetta Street 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 | \$690,000 | & | \$740,000 | | |
|---------------------------------------|---------------------|-----------|---|-----------|--|--|
| Median sale price | | | | | | |
| (*Delete house or unit as applicable) | | | | | | |
| | | | | | | |

| Median Price | \$620,000 | Prop | erty type Unit | | Suburb | Carrum | |
|--------------|-------------|------|----------------|------|--------|--------|-----------|
| Period-from | 01 Dec 2019 | to | 30 Nov 2 | 2020 | 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 |
|-----------------------------------|-----------|--------------|
| 2B Smith Street Carrum VIC 3197 | \$690,000 | 03-Jul-20 |
| 11 Wright Street Carrum VIC 3197 | \$740,000 | 08-Oct-20 |
| 3/28 Myola Street Carrum VIC 3197 | \$700,000 | 22-May-20 |

OR

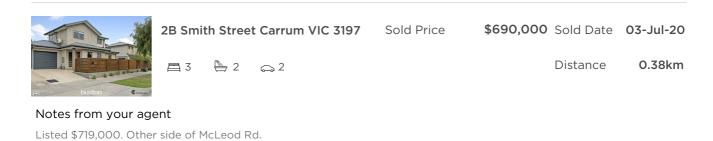
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

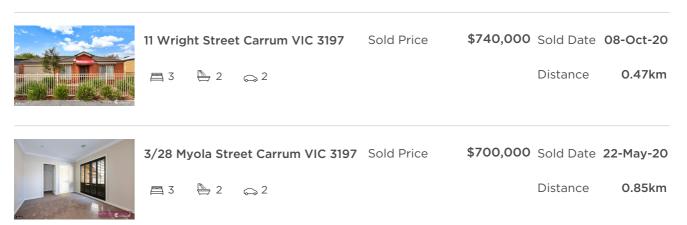
This Statement of Information was prepared on: 21 December 2020



consumer.vic.gov.au







Notes from your agent Other side of McLeod Rd. Larger block.

RS = Recent sale UN = Undisclosed Sale

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