

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

Property type

Unit

Suburb

Carrum

Period-from

01 Dec 2019

to

30 Nov 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



2B Smith Street Carrum VIC 3197

Sold Price

\$690,000

Sold Date

03-Jul-20

 3  2  2

Distance

0.38km

Notes from your agent

Listed \$719,000. Other side of McLeod Rd.



11 Wright Street Carrum VIC 3197

Sold Price

\$740,000

Sold Date

08-Oct-20

 3  2  2

Distance

0.47km



3/28 Myola Street Carrum VIC 3197

Sold Price

\$700,000

Sold Date

22-May-20

 3  2  2

Distance

0.85km

Notes from your agent

Other side of McLeod Rd. Larger block.

RS = Recent sale

UN = Undisclosed Sale

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