

## 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

2/13 Myola 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

Unit

Suburb

Carrum

Period-from

01 May 2019

to

30 Apr 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

1/4 Canberra Street Carrum VIC 3197	\$600,000	25-Mar-20
1/42 Myola Street Patterson Lakes VIC 3197	\$674,000	24-Mar-20
4/7 Graham Road Carrum VIC 3197	\$581,000	29-Mar-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: 12 May 2020



**1/4 Canberra Street Carrum VIC 3197**

 3  1  2

Sold Price **\$600,000** Sold Date **25-Mar-20**

Distance **0.13km**



**1/42 Myola Street Patterson Lakes VIC 3197**

 3  1  1

Sold Price <sup>RS</sup> **\$674,000** Sold Date **24-Mar-20**

Distance **0.27km**



**4/7 Graham Road Carrum VIC 3197**

 2  1  1

Sold Price **\$581,000** Sold Date **29-Mar-20**

Distance **0.29km**

RS = Recent sale      UN = Undisclosed Sale

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