

## 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

70 CHURCH ROAD CARRUM VIC 3197

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Carrum

Period-from

01 Apr 2024

to

31 Mar 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 17 POULSON STREET CARRUM VIC 3197 | \$930,000   | 23-Nov-24 |
| 32 EMMA STREET CARRUM VIC 3197    | \$1,016,000 | 07-Dec-24 |
| 11 EMMA STREET CARRUM VIC 3197    | \$1,070,000 | 05-Apr-25 |

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: 14 April 2025



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**17 POULSON STREET CARRUM VIC 3197**

Sold Price

**\$930,000**

Sold Date

**23-Nov-24**



-



-



-

Distance

**0.77km**



**32 EMMA STREET CARRUM VIC 3197**

Sold Price

**\$1,016,000**

Sold Date

**07-Dec-24**



2



2



1

Distance

**0.42km**



**11 EMMA STREET CARRUM VIC 3197**

Sold Price

<sup>RS</sup>

**\$1,070,000**

Sold Date

**05-Apr-25**



3



1



2

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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