

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 Wright Street, Carrum Vic 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$805,000 Property Type House Suburb Carrum

Period - From 20/01/2020 to 19/01/2021 Source REIV

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 six 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	97 Valetta St CARRUM 3197	\$850,000	19/10/2020
2			
3			

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 six months.

This Statement of Information was prepared on:

20/01/2021 10:38



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Property Type: House
Land Size: 695 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median House Price
20/01/2020 - 19/01/2021: \$805,000

Comparable Properties



97 Valetta St CARRUM 3197 (VG)

Agent Comments

2 - -

Price: \$850,000
Method: Sale
Date: 19/10/2020
Property Type: House (Res)
Land Size: 667 sqm approx

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 six months.