

# 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

11b Tennyson 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)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,090,000

Property Type House

Suburb Carrum

Period - From 01/10/2021

to

30/09/2022

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 | 4 Kalimna St CARRUM 3197          | \$1,130,000 | 11/08/2022   |
| 2 | 5/8 Canberra St CARRUM 3197       | \$1,125,000 | 26/09/2022   |
| 3 | 41 Coast Banksia Dr BONBEACH 3196 | \$1,100,000 | 06/10/2022   |

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:

21/11/2022 08:47



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending September 2022: \$1,090,000

## Comparable Properties



**4 Kalimna St CARRUM 3197 (REI)**

Agent Comments

4 3 2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 11/08/2022  
**Property Type:** Townhouse (Single)



**5/8 Canberra St CARRUM 3197 (REI)**

Agent Comments

4 3 2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 26/09/2022  
**Property Type:** Townhouse (Res)



**41 Coast Banksia Dr BONBEACH 3196 (REI)**

Agent Comments

3 2 2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 06/10/2022  
**Property Type:** Townhouse (Single)  
**Land Size:** 348 sqm approx