



STATEMENT OF INFORMATION

Prepared on 25 Feb 2019

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

8 Parkside Boulevard Carrum VIC 3197

2 1 1

Indicative Selling Price

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

Range between \$520,000 & \$570,000

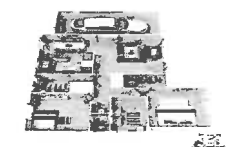
Median Sale Price

\$658,000 Units in Carrum between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



4 Parkside Boulevard Carrum VIC 3197

Sold Price

\$575,000

Sold Date **23-Dec-18**

2 2 2

Distance **0.03km**



2/11 Smith Street Carrum VIC 3197

Sold Price

\$650,000

Sold Date **11-Aug-18**

2 1 1

Distance **0.45km**



5/30 Valetta Street Carrum VIC 3197

Sold Price

\$602,500

Sold Date **05-Nov-18**

2 1 1

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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20C Church Road Carrum VIC 3197 Sold Price **\$542,500** Sold Date **10-Jan-19**

2 1 1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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