

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/83 McLeod Road Carrum VIC 3197

Indicative selling price

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

Single Price

\$549,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

*House

*Unit

X

Suburb

Carrum

Period-from

01 Feb 2018

to

31 Jan 2019

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 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

4 Parkside Boulevard Carrum VIC 3197	\$575,000	23-Dec-18
20C Church Road Carrum VIC 3197	\$542,500	10-Jan-19
3/555 Station Street Carrum VIC 3197	\$560,000	18-Jan-19

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.~~

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4 Parkside Boulevard Carrum VIC 3197

Sold Price

\$575,000

Sold Date

23-Dec-18

2 2 1

Distance

0.69km



20C Church Road Carrum VIC 3197

Sold Price

\$542,500

Sold Date

10-Jan-19

2 1 1

Distance

0.9km



3/555 Station Street Carrum VIC 3197

Sold Price

\$560,000

Sold Date

18-Jan-19

2 1 2

Distance

1.17km

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