

Tanja Neven - Jones

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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	e see consumer.vi	c.gov.au	ı/underquotin	g (*Delete	single price	or range	as applicable)		
Single Price	\$549,500		or range betweer			&			
Median sale price									
(*Delete house or unit as ap	plicable)								
Median Price	\$675,000	*Ho	use	*Unit	X	Suburb	Carrum		
Period-from	01 Feb 2018	to	31 Jan 20	19	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.

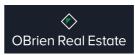
Address of comparable property		Date of sale	
4 Parkside Boulevard Carrum VIC 3197	\$575,000	23-Dec-18	
20C Church Road Carrum VIC 3197	\$542,500	10-Jan-19	
3/555 Station Street Carrum VIC 3197	\$560,000	18-Jan-19	

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

□ 1

Sold Price

\$575,000

Sold Date 23-Dec-18

₾ 2

= 2

2

Distance

0.69km



20C Church Road Carrum VIC 3197 Sold Price

\$542,500

Sold Date

10-Jan-19

Distance 0.9km



3/555 Station Street Carrum VIC

Sold Date

18-Jan-19

1.17km

Sold Price \$560,000 3197 Distance 二 2

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