

# 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

24 Melaleuca Drive Carrum VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

or range between

\$760,000

&

\$800,000

### Median sale price

Median price

\$825,000

\*House

\*Unit

Suburb

CARRUM

Period - From

Sep 2017

to

Aug 2018

Source

Core Logic

### Comparable property sales

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
10 Poulson Street Carrum VIC 3197	\$790,000	24/3/18
1 Anita Court Carrum VIC 3197	\$800,000	30/4/18
13 Dahmen Street Carrum VIC 3197	\$985,000	12/5/18



OBrien Real Estate