

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

2/47 Church Road, Carrum Vic 3197

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$707,500

Property Type Unit

Suburb Carrum

Period - From 01/07/2020

to

30/06/2021

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	11/39-41 Nepean Hwy SEAFORD 3198	\$940,000	06/08/2021
2	3/60-62 Church Rd CARRUM 3197	\$910,000	14/09/2021
3	2/60-62 Church Rd CARRUM 3197	\$910,000	23/06/2021

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:

17/09/2021 13:20



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
Year ending June 2021: \$707,500

Comparable Properties



11/39-41 Nepean Hwy SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$940,000
Method: Private Sale
Date: 06/08/2021
Property Type: Townhouse (Single)



3/60-62 Church Rd CARRUM 3197 (REI)

Agent Comments

3 2 1

Price: \$910,000
Method: Private Sale
Date: 14/09/2021
Property Type: Townhouse (Single)



2/60-62 Church Rd CARRUM 3197 (REI)

Agent Comments

3 2 1

Price: \$910,000
Method: Private Sale
Date: 23/06/2021
Property Type: Townhouse (Single)