

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

23 Whatley Street 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

or range
between

\$795,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

*House

X

*Unit

Suburb

Carrum

Period-from

01 Jan 2018

to

31 Dec 2018

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

9 Whatley Street Carrum VIC 3197	\$835,000	07-Sep-18
114 Valetta Street Carrum VIC 3197	\$832,500	06-Oct-18
16 Dahmen Street Carrum VIC 3197	\$911,100	25-Aug-18

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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9 Whatley Street Carrum VIC 3197

Sold Price

\$835,000

Sold Date

07-Sep-18



3



1



2

Distance

0.11km



114 Valetta Street Carrum VIC 3197

Sold Price

\$832,500

Sold Date

06-Oct-18



3



2



2

Distance

0.38km



16 Dahmen Street Carrum VIC 3197

Sold Price

\$911,100

Sold Date

25-Aug-18



4



2



2

Distance

0.88km

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