

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

2/46 Church Road, Carrum Vic 3197

Indicative selling price

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

Range between \$839,000 & \$879,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Carrum

Period - From 01/10/2019 to 30/09/2020 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	23 Scarborough Dr PATTERSON LAKES 3197	\$887,000	05/06/2020
2	1/29 Mascot Av BONBEACH 3196	\$885,000	11/07/2020
3	2/7 Graham Rd CARRUM 3197	\$860,000	03/07/2020

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:

12/11/2020 12:40



Indicative Selling Price
\$839,000 - \$879,000
Median Unit Price
Year ending September 2020: \$640,000

 3  2  2

A photograph of a two-story house with a light-colored exterior and a dark roof. The house features a large garage on the right side and a covered front entrance. A paved driveway leads to the garage. The property is landscaped with a green lawn, a small tree, and a low hedge. A concrete walkway leads from the driveway to the front door. The word "budson" is visible in the bottom right corner of the image.

 3  2  2

A photograph of a modern, two-story house. The house features a grey garage door on the right side, a brick wall section, and a grey and white facade. The house is set against a clear blue sky.

 3  2  2

