

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 Dyson Road, Carrum Vic 3197

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$808,000

House

X

Unit

Suburb Carrum

Period - From 01/07/2016

to

30/06/2017

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		
2		
3		

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

Year ending June 2017: \$808,000

Comparable Properties

5 Lewellin Gr CARRUM 3197 (REI/VG)



Price: \$790,000

Method: Sold Before Auction

Date: 29/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx

Agent Comments

Property was recently renovated also had a 2nd living area at rear with sliding doors leading to decked undercover entertaining area, 2 bathrooms, closer Station, shops, and beach.



42 Walkers Rd CARRUM 3197 (REI/VG)



Price: \$760,000

Method: Private Sale

Date: 18/05/2017

Rooms: 3

Property Type: House

Land Size: 587 sqm approx

Agent Comments

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.