

Shane O'Sughrue sosughrue@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section 477	AF OF THE ESTATE	Agenis Act 1900
Property offered f	or sale				
Addre Including suburb a postco	and	Road, Carrum Vic 3	3197		
Indicative selling	price				
For the meaning of th	his price see c	consumer.vic.gov.a	u/underquoting		
Range between \$700,000		&	\$770,000		
Median sale price					
Median price \$80	8,000 H	House X	Unit	Suburb	Carrum
Period - From 01/0	07/2016 t	30/06/2017	Source	REIV	
Comparable propo	erty sales (*	Delete A or B be	low as applica	ble)	
	the estate ag			ne property for sale ers to be most con	
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.

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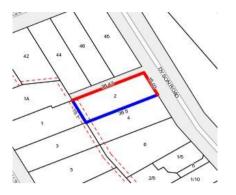




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Rooms:

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)

二 2





Price: \$760,000 Method: Private Sale Date: 18/05/2017

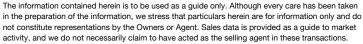
Rooms: 3

Property Type: House Land Size: 587 sqm approx **Agent Comments**

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