

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

1/29 Kalimna 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

*House

*Unit

X

Suburb

Carrum

Period-from

01 Jun 2018

to

31 May 2019

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 6 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 Eel Race Road Carrum VIC 3197	\$604,500	04-May-19
3/56 Nepean Highway Seaford VIC 3198	\$670,000	11-Feb-19
3A Armstrongs Road Seaford VIC 3198	\$619,000	13-Jun-19

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 6 months.~~

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1/11 Eel Race Road Carrum VIC 3197 Sold Price

^{RS} \$604,500 Sold Date 04-May-19

3 1 2

Distance 0.28km



3/56 Nepean Highway Seaford VIC 3198 Sold Price

^{RS} \$670,000 Sold Date 11-Feb-19

3 1 2

Distance 1.37km



3A Armstrongs Road Seaford VIC 3198 Sold Price

^{RS} \$619,000 Sold Date 13-Jun-19

3 1 2

Distance 1.45km

RS = Recent sale

UN = Undisclosed Sale

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