

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

2/15 Eel Race Road 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

\$440,000

&

\$455,000

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

2/21 Eel Race Road Carrum VIC 3197

\$435,000

20-Mar-18

2/1 Arthur Street Seaford VIC 3198

\$420,000

03-Jan-19

1/437 Station Street Bonbeach VIC 3196

\$480,000

05-Jan-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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