

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

13 Smith 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 \$1,000,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$880,000 *House x *Unit Suburb Carrum

Period - From Jan 2018 to March 2018 Source Price Finder

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
51 Church Road, Carrum Victoria 3197	\$1,020,000	28/03/2018
22 Whatley Street, Carrum Victoria 3197	\$1,050,000	19/04/2018
23 Westley Street, Carrum Victoria 3197	\$1,101,000	28/04/2018



OBrien Real Estate