

## 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

79 Mcleod Road, Carrum Vic 3197

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&amp;

\$795,000

## 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	15a Riversdale Av CARRUM 3197	\$825,000	22/07/2017
2	1/28 Riversdale Av CARRUM 3197	\$810,000	18/03/2017
3	5 Lewellin Gr CARRUM 3197	\$790,000	29/03/2017

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:** 378 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median House Price**  
Year ending June 2017: \$808,000

## Comparable Properties



### 15a Riversdale Av CARRUM 3197 (REI)



**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

### Agent Comments

this property is in riverside street (riverside Carrum) and not on a main road and also has a second bathroom



### 1/28 Riversdale Av CARRUM 3197 (REI/VG)



**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 379 sqm approx

### Agent Comments

this property is in riverside street (riverside Carrum) and not on a main road.

### 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