

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 24 Melaleuca Drive Carrum VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$760,000 & \$800,000

Median sale price

Median price \$825,000 *House ☒ *Unit ☐ Suburb CARRUM

Period - From Sep 2017 to Aug 2018 Source Core Logic

Comparable property sales

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
10 Poulson Street Carrum VIC 3197	\$790,000	24/3/18
1 Anita Court Carrum VIC 3197	\$800,000	30/4/18
13 Dahmen Street Carrum VIC 3197	\$985,000	12/5/18



OBrien Real Estate