

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 13 Dahmen Street, Carrum Vic 3197

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$854,000 House X Unit Suburb Carrum

Period - From 01/01/2017 to 31/12/2017 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	28 Westley St CARRUM 3197	\$1,120,000	24/11/2017
2	11 Dahmen St CARRUM 3197	\$890,000	09/01/2018
3	7 Melaleuca Dr CARRUM 3197	\$830,000	29/01/2018

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.



3
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 3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 586 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2017: \$854,000

Comparable Properties

**28 Westley St CARRUM 3197 (REI)**

4
 2
 3

Price: \$1,120,000

Method: Private Sale

Date: 24/11/2017

Rooms: 5

Property Type: House

Agent Comments

Fully renovated and has 4 bedrooms.

**11 Dahmen St CARRUM 3197 (VG)**

2
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Price: \$890,000

Method: Sale

Date: 09/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 586 sqm approx

Agent Comments

Only two bedrooms, however riverside of McLeod Rd.

7 Melaleuca Dr CARRUM 3197 (REI)

3
 1
 2

Price: \$830,000

Method: Sold Before Auction

Date: 29/01/2018

Rooms: -

Property Type: House

Land Size: 534 sqm approx

Agent Comments

Smaller land, riverside of McLeod Rd, no access direct Patterson river.