

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

3/4 Canberra Street,  
CARRUM 3197

Unit

  
3 beds

  
1 baths

  
1 parking

### Indicative selling price

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

**Range from \$550,000 -  
\$600,000**

### Median sale price

Median **Unit** for **CARRUM** for period **Jan 2017 - Jul 2017**  
Sourced from **Pricefinder**.

**\$640,000**

### Comparable property sales

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 the most comparable to the property for sale.

**3/13 Graham Road,** Price **\$590,000** Sold 24 June 2017  
Carrum 3197

**2/14 Myola Street,** Price **\$575,000** Sold 13 May 2017  
Carrum 3197

**1/34 Canberra Street,** Price **\$605,000** Sold 20 April 2017  
Carrum 3197

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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