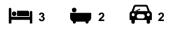
hockingstuart

Shane O'Sughrue sosughrue@hockingstuart.com.au





Rooms:

Property Type: Unit

Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price \$595,000 - \$645,000 **Median Unit Price** Year ending June 2017: \$590,000

Comparable Properties



1/2 Myola St CARRUM 3197 (REI)

--3

Price: \$633,000

Method: Sold Before Auction

Date: 23/11/2016

Rooms: 11

Property Type: Townhouse (Res)

Agent Comments

The most suitable comparable property sales are in November and October of 2016.



4/93 Valetta St CARRUM 3197 (REI/VG)

•**•**



Price: \$622,000

Method: Sold Before Auction

Date: 28/11/2016

Rooms: 5 Property Type: Unit **Agent Comments**

The most suitable comparable property sales are in November and October of 2016.



3/53 Church Rd CARRUM 3197 (REI/VG)

9 3

Price: \$596,000 Method: Auction Sale Date: 15/10/2016 Rooms: 4

Property Type: Townhouse (Res) Land Size: 227 sqm approx

Agent Comments

The most suitable comparable property sales are in November and October of 2016.

Generated: 24/07/2017 11:16

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Shane O'Sughrue sosughrue@hockingstuart.com.au

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	4/17 Church Road, Carrum Vic 3197
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$595,000	&	\$645,000
			1

Median sale price

Median price	\$590,000		Unit X	Su	burb	Carrum
Period - From	01/07/2016	to	30/06/2017	Source	REIV	,

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/2 Myola St CARRUM 3197	\$633,000	23/11/2016
4/93 Valetta St CARRUM 3197	\$622,000	28/11/2016
3/53 Church Rd CARRUM 3197	\$596,000	15/10/2016

