



3 2 2

**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 2 2

**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)**

3 1 1

**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)**

3 2 2

**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.

## 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

4/17 Church 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 \$595,000

&amp;

\$645,000

## Median sale price

Median price \$590,000

Unit

X

Suburb

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