

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

4/46 Church Road, Carrum Vic 3197

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Carrum

Period - From 01/10/2019 to 30/09/2020 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	3b Myola St CARRUM 3197	\$745,000	18/06/2020
2	3/28 Myola St CARRUM 3197	\$700,000	22/05/2020
3	6/1 Nepean Hwy SEAFORD 3198	\$700,000	25/06/2020

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.~~

This Statement of Information was prepared on:

12/11/2020 12:38



Property Type:
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median Unit Price
Year ending September 2020: \$640,000

Comparable Properties



3b Myola St CARRUM 3197 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 18/06/2020
Property Type: Townhouse (Single)
Land Size: 578 sqm approx

3/28 Myola St CARRUM 3197 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 22/05/2020
Property Type: Flat/Unit/Apartment (Res)



6/1 Nepean Hwy SEAFORD 3198 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 25/06/2020
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 200 sqm approx