

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 31 McLeod Road, Carrum 3197

Indicative selling price

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

Single price \$ or range between \$680,000 & \$748,000

Median sale price

Median price \$821,000 *House X *Unit Suburb Carrum

Period - From 01-Nov-17 to 31-Jan-18 Source Corelogic

Comparable property sale

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- 2 Emma Street, Carrum	\$725,000	15-Jan-18
2- 2 Dyson Road, Carrum	\$771,000	11-Nov-18
3- 2 Arrunga Court, Patterson Lakes	\$706,500	15-Feb-18



OBrien Real Estate