

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

627A Nepean Highway Carrum VIC 3197

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$723,000

Property type

Unit

Suburb

Carrum

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 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

5/587 Nepean Highway Bonbeach VIC 3196	\$671,000	22-Jul-19
9/1 Nepean Highway Seaford VIC 3198	\$691,000	16-May-19
12/1 Nepean Highway Seaford VIC 3198	\$690,000	03-Jun-19

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 6 months.~~

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5/587 Nepean Highway Bonbeach VIC 3196

Sold Price

^{RS}

\$671,000

Sold Date

22-Jul-19

2

2

1

Distance

0.75km



9/1 Nepean Highway Seaford VIC 3198

Sold Price

^{RS}

\$691,000

^{UN}

Sold Date

16-May-19

3

2

2

Distance

0.95km



12/1 Nepean Highway Seaford VIC 3198

Sold Price

\$690,000

Sold Date

03-Jun-19

3

2

2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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