

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

11/26 Valetta Street, Carrum

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

\$*445,000

&

\$489,500

Median sale price

(*Delete house or unit as applicable)

Median price

\$760,000

*House

*Unit

X

Suburb

Carrum

Period - From

01/08/2016

to

31/07/17

Source

Realestate.com.au

Comparable property sales

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 5/30 Valetta Street, Carrum	\$465,000	04/04/2017
2 18 Parkside Boulevard, Carrum	\$490,000	22/05/2017
3 1/90 McLeod Road, Carrum	\$500,000	04/07/2017



OBrien Real Estate