

## 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

3/499-500 Station Street Carrum VIC 3197

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/10 Tonbridge Street Carrum VIC 3197	\$680,000	12-Nov-19
4/10 Tonbridge Street Carrum VIC 3197	\$642,000	22-Jan-20
3/523-525 Station Street Carrum VIC 3197	\$620,000	28-Oct-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.~~

This Statement of Information was prepared on: 29 March 2020



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**1/10 Tonbridge Street Carrum VIC 3197**

3 1 1

Sold Price

**\$680,000**

Sold Date

**12-Nov-19**

Distance

**0.32km**



**4/10 Tonbridge Street Carrum VIC 3197**

2 1 1

Sold Price

<sup>RS</sup> **\$642,000** <sup>UN</sup>

Sold Date

**22-Jan-20**

Distance

**0.31km**



**3/523-525 Station Street Carrum VIC 3197**

2 1 2

Sold Price

**\$620,000**

Sold Date

**28-Oct-19**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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