

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 EMMA STREET, CARRUM 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 \$* 650,000 & \$ 710,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 825,000

*House x

*Unit

Suburb CARRUM

Period - From 27/2/2017 to 27/2/2018

Source CORE LOGIC

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 37 WESTLEY STREET, CARRUM	\$ 712,500	11/11/2017
2 8 GRAHAM ROAD, CARRUM	\$ 747,500	29/9/2017
3 11 WHATLEY STREET, CARRUM	\$ 825,000	21/12/2017

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.~~