

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

1/1 SMITH 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 \$675,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$610,000

*House ☐

*unit ☒ X

Suburb or locality CARRUM, 3197

Period - From 01/03/2018

to 26/03/2018

Source REALESTATE.COM.AU

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 18 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. 2/71 McLEOD ROAD, CARRUM	\$611,000	23/01/2018
2. 2A SMITH STREET, CARRUM	\$611,000	25/12/2017
3. 9/1 VALETTA STREET, CARRUM	\$658,000	17/02/2018