

# RT Edgar

## STATEMENT OF INFORMATION

17 October 2017

### Property offered for sale

37 Westley 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)

Range  
between \$600,000 & \$660,000

### Median sale price

Median price \$808,000 House X Unit Suburb Carrum

Period - From 01/07/2016 to 30/06/2017 Source REIV

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Simon Derham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 5 Legana Ct PATTERSON LAKES 3197	\$650,000	12/08/2017
2 17 Alleyne Ave BONBEACH 3196	\$647,000	22/04/2017
3 29 Whatley St CARRUM 3197	\$625,000	06/07/2017