

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

4 Karamooka Avenue, Chum Creek Vic 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$790,000 & \$840,000

Median sale price

Median price \$797,500 Property Type House Suburb Chum Creek

Period - From 29/07/2020 to 28/07/2021 Source REIV

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	170 Myers Creek Rd HEALESVILLE 3777	\$820,000	21/05/2021
2	15 Centre Gr HEALESVILLE 3777	\$725,888	03/05/2021
3	12 Tarranna Gr CHUM CREEK 3777	\$840,000	24/02/2021

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.~~

This Statement of Information was prepared on:

29/07/2021 15:24

4 Karamooka Avenue, Chum Creek Vic 3777



Property Type: House (Previously Occupied - Detached)

Land Size: 2861 sqm approx

Agent Comments

Indicative Selling Price

\$790,000 - \$840,000

Median House Price

29/07/2020 - 28/07/2021: \$797,500

Comparable Properties



170 Myers Creek Rd HEALESVILLE 3777 (REI) **Agent Comments**



Price: \$820,000

Method: Private Sale

Date: 21/05/2021

Property Type: House

Land Size: 2873 sqm approx

15 Centre Gr HEALESVILLE 3777 (VG)

Agent Comments



Price: \$725,888

Method: Sale

Date: 03/05/2021

Property Type: House (Res)

Land Size: 1488 sqm approx



12 Tarranna Gr CHUM CREEK 3777 (REI/VG)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 24/02/2021

Property Type: House

Land Size: 2122 sqm approx

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888