

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

12 Tonbridge Street, Carrum Vic 3197

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,020,000

Property Type House

Suburb Carrum

Period - From 01/10/2020

to

30/09/2021

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	9 Riversdale Av CARRUM 3197	\$1,210,000	05/05/2021
2	94 Valetta St CARRUM 3197	\$1,100,000	09/06/2021
3	20 Walkers Rd CARRUM 3197	\$1,080,000	14/05/2021

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:

04/11/2021 13:43



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
Year ending September 2021: \$1,020,000

Comparable Properties

9 Riversdale Av CARRUM 3197 (VG)

Agent Comments



Price: \$1,210,000
Method: Sale
Date: 05/05/2021
Property Type: House (Res)
Land Size: 683 sqm approx



94 Valetta St CARRUM 3197 (VG)

Agent Comments



Price: \$1,100,000
Method: Sale
Date: 09/06/2021
Property Type: Development Site (Res)
Land Size: 665 sqm approx



20 Walkers Rd CARRUM 3197 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 14/05/2021
Property Type: House
Land Size: 739 sqm approx

Account - Greg Hocking Bayside Living | P: 95890222