

## 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

4/635 Nepean Highway Carrum VIC 3197

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Carrum

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

### 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 6 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

625D Nepean Highway Carrum VIC 3197	\$770,000	06-Apr-19
1/595-596 Nepean Highway Bonbeach VIC 3196	\$840,000	26-Jul-19
20/595-596 Nepean Highway Bonbeach VIC 3196	\$851,194	29-Aug-19

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 6 months.~~

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**625D Nepean Highway Carrum VIC 3197**

Sold Price

**\$770,000**

Sold Date

**06-Apr-19**

4 2 3

Distance

**0.07km**



**1/595-596 Nepean Highway Bonbeach VIC 3196**

Sold Price

**\$840,000**

Sold Date

**26-Jul-19**

4 2 2

Distance

**0.64km**



**20/595-596 Nepean Highway Bonbeach VIC 3196**

Sold Price

**\$851,194**

Sold Date

**29-Aug-19**

3 2 1

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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