

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

1/59 Whatley Street Carrum VIC 3197

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

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

5/28 Church Road Carrum VIC 3197	\$610,000	05-Feb-20
1/9 Poulson Street Carrum VIC 3197	\$680,000	13-Sep-19
1/8 Newton Street Seaford VIC 3198	\$630,000	13-Nov-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.~~

This Statement of Information was prepared on: 26 February 2020



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5/28 Church Road, Carrum

5/28 Church Road Carrum VIC 3197 Sold Price

\$610,000 Sold Date 05-Feb-20

2 1 1

Distance 0.35km



1/9 Poulson Street Carrum VIC 3197 Sold Price

\$680,000 Sold Date 13-Sep-19

3 1 2

Distance 0.7km



1/8 Newton Street Seaford VIC 3198 Sold Price

\$630,000 Sold Date 13-Nov-19

2 1 1

Distance 1.3km

RS = Recent sale

UN = Undisclosed Sale

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