## 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$620,000	Prop	erty type	y type Unit		Suburb	Carrum
Period-from	01 Feb 2019	to	31 Jan 2	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.

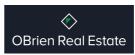
Address of comparable property	Price	Date of sale
5/28 Church Road Carrum VIC 3197	\$610,000	05-Feb-20
1/9 Poulson Street Carrum VIC 3197	\$680,000	13-Sep-19
1/8 Newton Street Seaford VIC 3198	\$630,000	13-Nov-19

#### 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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**=** 2

**=** 3

5/28 Church Road Carrum VIC 3197 Sold Price

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

Distance 0.35km

1/9 Poulson Street Carrum VIC 3197 Sold Price

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

Distance 0.7km

1/8 Newton Street Seaford VIC 3198 Sold Price

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

Distance 1.3km

⇔ 2

**四** 2 \$1

**RS** = Recent sale UN = Undisclosed Sale

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