

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 Myola Street, Carrum Vic 3197

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$820,000 House X Unit Suburb Carrum

Period - From 01/10/2017 to 31/12/2017 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	43 Kalimna St CARRUM 3197	\$977,000	23/09/2017
2	24 Kalimna St CARRUM 3197	\$925,000	18/11/2017
3	11 Dahmen St CARRUM 3197	\$890,000	09/09/2017

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.



Rooms:
Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 December quarter 2017: \$820,000

Comparable Properties



43 Kalimna St CARRUM 3197 (REI/VG)



Agent Comments

Closer to the beach

Price: \$977,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 638 sqm approx



24 Kalimna St CARRUM 3197 (REI)



Agent Comments

Larger land, but house not as good in condition.

Price: \$925,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 836 sqm approx



11 Dahmen St CARRUM 3197 (REI)



Agent Comments

Smaller land.

Price: \$890,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 3
Property Type: House (Res)
Land Size: 587 sqm approx