

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

24 Kalimna Street, Carrum Vic 3197

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$838,500

House

X

Unit

Suburb Carrum

Period - From 01/07/2017

to

30/09/2017

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 | | |
| 2 | | |
| 3 | | |

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.



 3  1  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 837 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

September quarter 2017: \$838,500

Comparable Properties

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.

553 Station St CARRUM 3197

PRICE : \$876,000
RESERVE PRICE :
SALE DATE : 14/03/2017
METHOD : Sold Before Auction
SETTLEMENT DATE : 13/07/2017
PROPERTY TYPE : House (Res)
MUNICIPALITY : Kingston
PARISH : Lyndhurst
MAP REF : 97 D 9
CROWN ALLOTMENT
RECORDED :
BLOCK NUMBER :
LOT NUMBER : 19
PLAN NUM/REF : LP004808
WALLS :
ROOF :
BEDROOMS : 3
BATHROOMS : 1
ROOMS : 5
STOREYS :
CARPARKS : 3
FURNISHED : No
OWNER OCCUPIED : No
BUILD AREA :
FRONT DIMENSIONS :
SIDE DIMENSIONS :
LAND AREA : 844
YEAR BUILT :

**COMMENTS :**

With 844m2 (approx.) of prime real estate land with everything at your doorstep this is the ideal development. Being so close to the beach and all other amenities, this is Prime Real Estate. Surrounded by local primary and secondary schools, major shopping centres plus plenty of cafes and with all the new growth and development that Carrum is experiencing, you just can't go wrong. With the lack of property on the market now is the time to take this development build them and sell the townhouses at a premium. The location has all the amenities and all the ingredients for what we call prime real estate. Call us now for a copy off all the plans.