

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

34 Walkers Road, Carrum 3197

Indicative selling price

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

Single price

\$*

or range between

\$*710,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$745,000

*House

*Unit

x

Suburb

Carrum

Period - From

Jun 2016

to

May 2017

Source

Core Logic

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 13 Wright Street Carrum VIC 3197	\$825,000	01 April 2017
2 29 McLeod Road Carrum VIC 3197	\$775,000	01-Mar-17
3 2/38 Dahmen Street Carrum VIC 3197	\$893,000	18-Mar-17

