

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

2/17 Church Road 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

\$599,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Carrum

Period-from

01 Apr 2019

to

31 Mar 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	29-Jan-20
4/10 Tonbridge Street Carrum VIC 3197	\$642,000	22-Jan-20
12 Lexington Place Carrum VIC 3197	\$595,000	19-Oct-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: 07 April 2020



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5/28 Church Road Carrum VIC 3197 Sold Price **\$610,000** Sold Date **29-Jan-20**

2 1 2

Distance **0.13km**



4/10 Tonbridge Street Carrum VIC 3197 Sold Price ^{RS} **\$642,000** ^{UN} Sold Date **22-Jan-20**

2 1 1

Distance **0.39km**



12 Lexington Place Carrum VIC 3197 Sold Price **\$595,000** Sold Date **19-Oct-19**

2 1 1

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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