

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

3/499-500 Station 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Carrum

Period-from

01 Mar 2019

to

29 Feb 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

1/10 Tonbridge Street Carrum VIC 3197	\$680,000	12-Nov-19
4/10 Tonbridge Street Carrum VIC 3197	\$642,000	22-Jan-20
3/523-525 Station Street Carrum VIC 3197	\$620,000	28-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: 29 March 2020



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1/10 Tonbridge Street Carrum VIC 3197

3 1 1

Sold Price

\$680,000

Sold Date

12-Nov-19

Distance

0.32km



4/10 Tonbridge Street Carrum VIC 3197

2 1 1

Sold Price

^{RS} **\$642,000** ^{UN}

Sold Date

22-Jan-20

Distance

0.31km



3/523-525 Station Street Carrum VIC 3197

2 1 2

Sold Price

\$620,000

Sold Date

28-Oct-19

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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