



Statement of Information

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)

1/634 Nepean Highway, Carrum, 3197

Indicative selling price

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

Single Price

or range between

\$495,000

&

\$544,500

Median sale price

Median price

\$601,000

Property type

Unit

Suburb

Carrum, 3197

Period from

22/12/2017

to

19/02/2018

Source

REA

Comparable property sale

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
Unit 1, 635 Nepean Highway, CARRUM, 3197 Victoria	\$660,000	20/02/2018
Unit 1, 594 Nepean Highway, BONBEACH, 3196 Victoria	\$575,000	23/12/2017
Unit 6, 594 Nepean Highway, BONBEACH, 3196 Victoria	\$575,000	09/12/2017