

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

625B Nepean Highway 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

*House

*Unit

X

Suburb

Carrum

Period-from

01 Jul 2018

to

30 Jun 2019

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

1/523-525 Station Street Carrum VIC 3197	\$690,000	07-Apr-18
2/2 Wright Street Carrum VIC 3197	\$795,000	24-May-18
2/681-683 Nepean Highway Carrum VIC 3197	\$790,000	15-Dec-18

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.~~

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**1/523-525 Station Street Carrum
VIC 3197**

 3  2  1

Sold Price

\$690,000

Sold Date

07-Apr-18

Distance

0.25km



2/2 Wright Street Carrum VIC 3197

 3  2  2

Sold Price

\$795,000

Sold Date

24-May-18

Distance

0.47km



**2/681-683 Nepean Highway Carrum
VIC 3197**

 3  2  2

Sold Price

\$790,000

Sold Date

15-Dec-18

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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