

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

1/10 Tonbridge 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

\$675,000

&

\$742,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

*House

*Unit

X

Suburb

Carrum

Period-from

01 Aug 2018

to

31 Jul 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

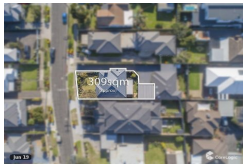
1/29 Kalimna Street Carrum VIC 3197	\$675,000	09-Jul-19
2/73 Church Road Carrum VIC 3197	\$735,000	27-Feb-19
18 Walkers Road Carrum VIC 3197	\$815,000	01-Jun-19

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.~~

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1/29 Kalimna Street Carrum VIC 3197

3 1 2

Sold Price

^{RS} **\$675,000**

Sold Date

09-Jul-19

Distance

0.32km



2/73 Church Road Carrum VIC 3197

3 2 2

Sold Price

\$735,000

Sold Date

27-Feb-19

Distance

0.86km



18 Walkers Road Carrum VIC 3197

3 2 2

Sold Price

\$815,000

Sold Date

01-Jun-19

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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