

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

4/36 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$629,000

Property type

Unit

Suburb

Carrum

Period-from

01 Nov 2019

to

31 Oct 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

7/36 Church Road Carrum VIC 3197	\$550,000	28-Oct-20
19 Parkside Boulevard Carrum VIC 3197	\$547,000	07-Jun-20
12/26 Valetta Street Carrum VIC 3197	\$565,000	02-Jul-20

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: 23 November 2020



7/36 Church Road Carrum VIC 3197 Sold Price ^{RS} **\$550,000** Sold Date **28-Oct-20**

 2  1  1

Distance **0.02km**



19 Parkside Boulevard Carrum VIC 3197 Sold Price **\$547,000** Sold Date **07-Jun-20**

 2  1  1

Distance **0.46km**



12/26 Valetta Street Carrum VIC 3197 Sold Price **\$565,000** Sold Date **02-Jul-20**

 2  1  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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