

#### 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	10 Tonbridge Street, Carrum Vic 3197
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$995,000

#### Median sale price

Median price	\$808,000	Hou	se X	] 1	Unit		Suburb	Carrum
Period - From	01/07/2016	to	30/06/2017	,		Source	REIV	

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	43 Kalimna St CARRUM 3197	\$977,000	23/09/2017
2	3 Walkers Rd CARRUM 3197	\$931,000	30/06/2017
3	11 Dahmen St CARRUM 3197	\$890,000	09/09/2017

#### 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 six months.





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## hockingstuart



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 697 sqm approx

Agent Comments

**Indicative Selling Price** \$995,000 **Median House Price** Year ending June 2017: \$808,000

### Comparable Properties



43 Kalimna St CARRUM 3197 (REI)

Price: \$977,000 Method: Auction Sale Date: 23/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 638 sqm approx

Agent Comments

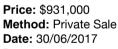








**Agent Comments** Smaller Land



Rooms: -

Property Type: House



11 Dahmen St CARRUM 3197 (REI)

Agent Comments Smaller Land

Price: \$890,000 Method: Auction Sale Date: 09/09/2017

Rooms: 3

Property Type: House (Res) Land Size: 587 sqm approx

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