

## 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 10 Tonbridge Street, Carrum Vic 3197

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$995,000

#### Median sale price

Median price \$808,000 House  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.

	Address 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.~~



**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)**

Agent Comments



**Price:** \$977,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**3 Walkers Rd CARRUM 3197 (REI)**

Agent Comments



Smaller Land

**Price:** \$931,000  
**Method:** Private Sale  
**Date:** 30/06/2017  
**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