

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

28 MELALEUCA DRIVE, CARRUM VICTORIA. 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

\$*790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$772,000

*House

*Unit

Suburb
or locality

CARRUM

Period - From

MARCH 2017

to

JUNE 2017

Source

REALESTATE.COM.AU

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 35 KALIMNA STREET CARRUM. VICTORIA 3197	\$821,000	12/05/2017
2 5 RIGBY STREET CARRUM. VICTORIA 3197	\$881,00	03/06/2017
3 27 MELALEUCA DRIVE. VICTORIA 3197	\$808,000	20/06/2017



O'Brien Real Estate