

## 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
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#### Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
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#### Median sale price

Median price	\$808,000	House	X	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	21 Westley St CARRUM 3197	\$1,044,000	18/03/2017
2	470 Station St BONBEACH 3196	\$985,000	01/04/2017
3	3 Walkers Rd CARRUM 3197	\$931,000	30/06/2017

**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**  
 \$950,000 - \$1,045,000  
**Median House Price**  
 Year ending June 2017: \$808,000

## Comparable Properties



**21 Westley St CARRUM 3197 (REI/VG)**

**Agent Comments**



**Price:** \$1,044,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 686 sqm approx



**470 Station St BONBEACH 3196 (VG)**

**Agent Comments**



**Price:** \$985,000  
**Method:** Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx



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

**Agent Comments**



**Comparable Location 633m2**

**Price:** \$931,000  
**Method:** Private Sale  
**Date:** 30/06/2017  
**Rooms:** -  
**Property Type:** House