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

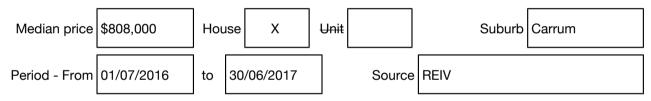
s 10 Tonbridge Street, Carrum Vic 3197 d e

Indicative selling price

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

Range between	\$950,000	&	\$1,045,000
Range between	\$950,000	Å.	\$1,045,000

Median sale price



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

hockingstuart





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

Ray White	21 Westley St CARRUM 3197 (REI/VG) 2 2 2 2 Price: \$1,044,000 Method: Auction Sale Date: 18/03/2017 Rooms: 5 Property Type: House (Res) Land Size: 686 sqm approx	Agent Comments
	470 Station St BONBEACH 3196 (VG) 3 →	Agent Comments
	3 Walkers Rd CARRUM 3197 (REI) 4 2 2 2 Price: \$931,000 Method: Private Sale Date: 30/06/2017 Rooms: - Property Type: House	Agent Comments Comparable Location 633m2

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