

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

9 Wright Street, Carrum Vic 3197

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$750,000

Property Type House

Suburb Carrum

Period - From 01/04/2019

to 31/03/2020

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	79 Whatley St CARRUM 3197	\$685,000	04/05/2020
2	84 Emma St CARRUM 3197	\$665,000	29/03/2020
3	3/499-500 Station St CARRUM 3197	\$640,000	16/06/2020

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.~~

This Statement of Information was prepared on:

15/07/2020 10:29



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Property Type: House
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$650,000
Median House Price
Year ending March 2020: \$750,000

Comparable Properties



79 Whately St CARRUM 3197 (REI/VG)

Agent Comments

3 1 3

Price: \$685,000
Method: Private Sale
Date: 04/05/2020
Property Type: House
Land Size: 493 sqm approx



84 Emma St CARRUM 3197 (REI/VG)

Agent Comments

2 1 -

Price: \$665,000
Method: Sold Before Auction
Date: 29/03/2020
Property Type: House (Res)
Land Size: 446 sqm approx



3/499-500 Station St CARRUM 3197 (REI)

Agent Comments

3 1 2

Price: \$640,000
Method: Private Sale
Date: 16/06/2020
Rooms: 4
Property Type: Unit