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	84 Emma Street, Carrum, VIC 3197

Indicative selling price

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

Single price		or range between	$595,000	&	$650,000

Median sale price

Median price	$760,500	Property type	House	Suburb	CARRUM
Period - From	23/09/2019	to	23/03/2020	Source	CoreLogic

Comparable property sales

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 2/26 Larool Crescent Seaford	$635,000	06/01/2020
2 19 Ireland Street Seaford	$605,000	22/11/2019
3 34 Clovelly Parade Seaford	$670,000	10/10/2019

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: 23/03/2020