



## Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 1/108 McLEOD ROAD, CARRUM

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$749,000 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$635,000 \*House  \*Unit  Suburb CARRUM  
Period - From 01/18 to 05/2018 Source REA

### 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. 2/32 VALETTA STREET, CARRUM	\$788,000	FEB 2018
2. 2/9 GRAHAM ROAD, CARRUM	\$743,000	DEC 2017
3. 43A McLEOD ROAD, CARRUM	\$700,000	NOV 2017

OR