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	26 Lats Avenue, Carrum Downs Vic 3201

Indicative selling price

Single price		or range between	$430,000	&	$450,000

Median sale price

Median price	$447,500	*House		*Unit	X	Suburb	Carrum Downs
Period - From	July 2016	to	June 2017			Source	Core Logic

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 41/29A Pinewood Drive Carrum Downs VIC 3201	$433,000	18-Mar-17
2 3/79 Greenwood Drive Carrum Downs VIC 3201	$412,000	21-Jan-17
3 3/7 Amanda Drive Carrum Downs VIC 3201	$500,500	23-Feb-17