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	7 Parhnam Court Carrum Downs, Vic 3201

Indicative selling price

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

Single price $* or range between $699,000 & $760,000

Median sale price

Median price $780,000 Property type House Suburb Carrum Downs

Period - From 1/01/2022 to 30/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	13 Brumby's Rd Carrum Downs	$661,000	19/3/2022
2	55 Sunbird Crescent Carrum Downs VIC 3201	$727,000	10/03/2022
3	7 Dorchester Crescent Carrum Downs VIC 3201	$713,000	20/12/21

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: 17/6/2022