Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

## Indicative selling price

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

| | | |
|---|---|---|
| $400,000 | & | $440,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $340,000 | unit | X | Suburb or locality | Carrum Downs Victoria 3201 |
| Period - From | Feb 2016 | to | Jan 2017 | 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 28/13 Blossom Way Carrum Downs | $ 425,000 | 22/03/2017 |
| 2 23/35 Sherbourne Drive Carrum Downs | $ 421,500 | 29/03/2017 |
| 3 19/20 Robin Drive Carrum Downs | $ 480,000 | 24/02/2017 |

OBrien Real Estate