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	35 Pardalote Avenue Carrum Downs Vic 3201

Indicative selling price

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

range between $595,000 & $645,000

Median sale price

Median price $ 469,000 *House X Suburb **Carrum Downs Victoria 3201**

Period - From April 2017 to Sept 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 26 Flora Park Way Carrum Downs VIC 3201	$620,000	11-Jun-17
2 16 Partridge Crescent Carrum Downs VIC 3201	$610,000	05-Jul-17
3 4 Stephanie Court Carrum Downs VIC 320	$597,500	24-Aug-17

OBrien Real Estate