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	12 Stradbrook Court Carrum Downs Victoria 3201

Indicative selling price

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

range between $500,000 & $550,000

Median sale price

Median price	$439,950	*House	X	Suburb	Carrum Downs Victoria 3201
Period - From	June 2016	to	May 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 7 Mudlark Court Carrum Downs VIC 3201	$520,000	03-Feb-17
2 187 Hall Road Carrum Downs VIC 3201	$455,000	07-Dec-16
3 27 Hillview Drive Carrum Downs VIC 3201	$535,000	25-Jan-17

OBrien Real Estate