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

$500,000	&	$550,000

Median sale price

Median price	$432,000	House	X	Suburb or locality	Carrum Downs
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 33 Robin Drive Carrum Downs	$ 535,590	14/03/2017
2 4 Victory Way Carrum Downs	$ 508,000	04/03/2017
3 5 Victory Way Carrum Downs	$ 515,000	24/11/2016

OBrien Real Estate