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	30 Lansell 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 May 2016 to April 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 21 Lansell Court Carrum Downs	$ 547,500	13/12/16
2 8 Heyington Boulevard Carrum Downs	$ 518,000	14/2/17
3 6 Marshall Close Carrum Downs	$ 577,500	19/4/17

OBrien Real Estate