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	4 Royston Court, Carrum Downs 3201

Indicative selling price

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

	or range between	$*620,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median price	$447,500	*House		Suburb	Carrum Downs
Period - From	June 2016	to	May 2017	Source	Corelogic RpData

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 3 Manna Gum Place, Carrum Downs	$695,007	19/4/17
2 5 Bernard Place, Carrum Downs	$645,000	23/4/17
3 71 Gamble Road, Carrum Downs	$607,500	7/3/17

OBrien Real Estate