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	8 Parrot Court Carrum Downs Victoria 3977

Indicative selling price

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

range between	$570,000	&	$620,000

Median sale price

Median price	$ 457,500	*House	X	Suburb	Carrum Downs, Victoria 3201
Period - From	Feb 2017	to	July 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 40 Szer Way Carrum Downs VIC 3201	$610,000	04-Mar-17
2 9 Fulmar Street Carrum Downs VIC 3201	$611,000	25-Mar-17
3 249 Ballarto Road Carrum Downs VIC 3201	$565,500	03-Apr-17

OBrien Real Estate