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: 14/70 Protea Street Carrum Downs Victoria 3201

Indicative selling price

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

range between $370,000 & $400,000

Median sale price

Median price $366,000 Unit X Suburb Carrum Downs, Victoria 3201

Period - From Feb 2017 to Aug 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 8/91 Ogradys Road Carrum Downs VIC 3201	$385,500	21-Apr-17
2 10/20 Robin Drive Carrum Downs VIC 3201	$460,000	08-Mar-17
3 2/33 Broderick Road Carrum Downs VIC 3201	$385,000	04-Apr-17

OBrien Real Estate