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	6/67 Brumbys Road Carrum Downs

Indicative selling price

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

	or range between	$360,000	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median price	$366,000		*Unit		Suburb	Carrum Downs
Period - From	February 2016	to	August 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 2/33 Broderick Road Carrum Downs	$385,000	4/4/17
2 8/91 O'Gradys Road Carrum Downs	$385,500	21/4/2017
3 7/79 Greenwood Drive Carrum Downs	$372,000	1/4/17