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	17 Hailes Court Carrum Downs Victoria 3201

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	$ 469,000	*House	X	Suburb	**Carrum Downs Victoria 3201**
Period - From	April 2017	to	Sept 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 11 Falcon Court Carrum Downs VIC 3201	$570,000	10-Jun-17
2 6 Lewin Street Carrum Downs VIC 3201	$630,000	23-Sep-17
3 16 Partridge Crescent Carrum Downs VIC 3201	$610,000	05-Jul-17

OBrien Real Estate