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	74 Brunnings Road Carrum Downs Vic 3201

Indicative selling price

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

range between $650,000 & $670,000

Median sale price

Median price $ 500,000 *House X Suburb **Carrum Downs Vic 3201**

Period - From June 2017 to Dec 2017 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 92 Brunnings Road Carrum Downs Vic 3201	$636,500	11 Dec 2017
2 1 Clancy Crescent Carrum Downs Vic 3201	$660,000	22 Sept 2017
3 11 Carrington Crescent Carrum Downs Vic 3201	$640,000	09 Nov 2017

OBrien Real Estate