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	35 Richmond Avenue, Carrum Downs

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$599,000	&	$655,000

Median sale price

(*Delete house or unit as applicable)

Median price	$500,000	*House	X	*Unit		Suburb	Carrum Downs
Period - From	Jan 2017	to	Dec 2017			Source	CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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
46 Balmain Drive, Carrum Downs	$612,000	27th of Sep 2017
39 Moorhen Crescent, Carrum Downs	$621,000	9th of Nov 2017
35 Pardalote Avenue, Carrum Downs	$638,000	28th of Oct 2017