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: 209 Lilliana Blvd Carrum Downs VIC 3201

Indicative selling price

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

range between $365,000 & $395,000

Median sale price

Median price $ 379,200 *Unit X Suburb **Carrum Downs VIC 3201**

Period - From Jan 2017 to Dec 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 1/25 Lats Avenue Carrum Downs VIC 3201	$398,000	16-Oct-17
2 18/50 Protea Street Carrum Downs VIC 3201	$407,500	15-Sep-17
3 25/25 Lats Avenue Carrum Downs VIC 3201	$370,000	11-Sep-17

OBrien Real Estate