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	15 Bainbridge Court, 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	$*500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median price	$506,000	*House	X	Suburb	Carrum Downs
Period - From	23/05/2017	to	23/11/2017	Source	RP Data

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
1	121 Ballarto Road Carrum Downs	$526,900	July 2017
2	28 Moorhen Crescent Carrum Downs	$560,000	Aug 2017
3	6 Sophia Court Carrum Downs	$520,000	July 2017