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	7 Lavender Lane, Carrum Downs VIC 3201

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	$485,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median price	$565,000	*House	X	*Unit		Suburb	Carrum Downs
Period - From	12/9/2018	to	12/3/2019			Source	Core Logic

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. 7 Swift Court, Carrum Downs	$482,000	15/10/2018
	2. 100 Carrum Woods Drive, Carrum Downs	$500,000	24/9/2018
	3. 5 Laurel Crescent, Carrum Downs	$525,000	10/11/2018