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	21 Balmain Drive Carrum Downs

Indicative selling price

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

	range between	$*350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median price	$350	*House		*Unit	x	Suburb	Carrum Downs
Period - From	July 2016	to	July 2017			Source	Core Logic

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 7/79 Greenwood Drive Carrum Downs	$372,000	1st April 2017
2 11/60 Protea Street Carrum Downs	$355,000	13th Feb 2017
3 5/60 Protea Street Carrum Downs	$366,000	10th May 2017