

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	6 Lucy Place, Carrum Downs
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Indicative selling price

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

Single price	\$ 490,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median price	\$546,000	*House	x	*Unit		Suburb	Carrum Downs
Period - From	May 2017	to	Apr 2018	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
8 Spencer Drive, Carrum Downs	\$570,000	17/4/18
52 Broderick Road, Carrum Downs	\$513,000	15/2/18
15 Marcella Place, Carrum Downs	\$530,000	9/1/18