

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 4 Belmont Court, Carrum Downs VIC 3201

Indicative selling price

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

range between &

Median sale price

Median price *House ☒ *Unit ☐ Suburb
Period - From to Source

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 75 Luscombe Avenue Carrum Downs VIC 3201	\$656,500	11-Nov-17
2 10 St Anthony Court Carrum Downs VIC 3201	\$670,000	08-Nov-17
3 2 Amanda Drive Carrum Downs Vic 3201	\$588,880	14/10/17



OBrien Real Estate