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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

43 Balmain Drive Carrum Downs VIC 3201

 3  1  1

Indicative Selling Price

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

Range between \$490,000 & \$539,000

Median Sale Price

\$566,000 Houses in Carrum downs between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



66 Ogradys Road Carrum Downs VIC 3201

 3  1  2

Sold Price ^{RS} **\$530,500**

Sold Date **23-Apr-19**

Distance **0.33km**



7 Richmond Avenue Carrum Downs VIC 3201

 3  1  4

Sold Price **\$522,500**

Sold Date **20-Apr-19**

Distance **0.51km**



9 Quarrion Drive Carrum Downs VIC 3201

 3  1  4

Sold Price **\$515,000**

Sold Date **22-Jan-19**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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