

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 Lot 19 Songlark Crescent, 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 \$399,000

or range between \$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$365,000

*House x

*Unit

Suburb Carrum downs

Period - From Sept 2017

to Aug 2018

Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



OBrien Real Estate