

## 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 5 Hellenic Court, Carrum Downs

### Indicative selling price

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

Single price  or range between \$530,000 & \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$560,000 \*House ☒ \*Unit ☐ Suburb Carrum Downs  
Period - From Jul 2017 to Jun 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
3 Clover Place, Carrum Downs	\$598,000	3/2/18
9 Arcadia Street, Carrum Downs	\$575,000	9/7/18
18 Charleville Court, Carrum Downs	\$591,500	14/4/18