

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

5 Warbler Court Carrum Downs Vic 3201

Indicative selling price

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

range between

\$560,000

&

\$600,000

Median sale price

Median price

\$ 511,750

*House

X

Suburb

Carrum Downs Vic 3201

Period - From

June 2017

to

Dec 2017

Source

Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 127 Ballarto Road Carrum Downs VIC 3201	\$565,000	12-Dec-17
2 1 Tandarra Court Carrum Downs VIC 3201	\$599,000	18-Nov-17
3 6 Lucia Court Carrum Downs VIC 3201	\$637,000	07-Dec-17



OBrien Real Estate