

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 3 Tucker Boulevard, 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 \$665,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$565,000

*House X

*Unit

Suburb Carrum Downs

Period - From August 2017 to July 2018

Source CoreLogic

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, 1 Gonis Crescent, Carrum Downs Vic 3201 | \$660,000 | 31-May-18 |
| 2, 3 Castlereagh Street, Carrum Downs Vic 3201 | \$715,000 | 27-April-18 |
| 3, 38 Brumbys Road, Carrum Downs Vic 3201 | \$660,000 | 26-March-18 |