

# 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 12 Madisson Crescent, Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$640,000 & \$690,000

### Median sale price

Median price \$ 560,000 \*House X Suburb Carrum Downs VIC 3201

Period - From Aug 2017 to Jul 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 6 Holly Place Carrum Downs VIC 3201	\$690,000	28-Mar-18
2 38 Brumbys Road Carrum Downs VIC 3201	\$660,000	26-Mar-18
3 3 Castlereagh Street Carrum Downs VIC 3201	\$710,000	24-Feb-18



O'Brien Real Estate