

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 9 Talba court Carrum Downs 3201

Indicative selling price

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

\$*

or range between

\$*480000

&

\$528000

Median sale price

(*Delete house or unit as applicable)

Median price \$457,500

*House

Suburb Carrum Downs

Period - From July 2016

to June 2017

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 18 Dorchester Crescent, Carrum Downs	\$518,000	18/5/17
2 24 Tyntynder Drive, Carrum Downs	\$525,000	27/2/17
3 6 Sophia Court, Carrum Downs	\$520,000	13/7/17

