

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 8 Regency Court Carrum Downs Victoria 3201

Indicative selling price

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

range between \$440,000 & \$480,000

Median sale price

Median price \$ \$350,000 *Unit X Suburb Carrum Downs Victoria 3201

Period - From Dec 2016 to May 2017 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
1 19/20 Robin Drive Carrum Downs VIC 3201	\$ 480,000	24-Feb-17
2 5/8 Protea Street Carrum Downs VIC 3201	\$ 430,000	11-Apr-17
3 8 Wendel Court Carrum Downs VIC 3201	\$ 495,000	08-May-17



OBrien Real Estate