

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 2/48 Broderick Road, Carrum Downs, VIC 3201

Indicative selling price

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

range between \$450,000 & \$490,000

Median sale price

Median price \$ 393,500 *Town House X Suburb Carrum Downs VIC 3201

Period - From Apr 2017 to Mar 2018 Source Corelogic

Comparable property sales

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



OBrien Real Estate