

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 Lewellin Grove, Carrum

Indicative selling price

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

Single price

\$

or range between

\$760,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$816,000

*House

X

*Unit

Suburb

CARRUM

Period - From

OCT 17

to

SEPT 18

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 Anita Court, Carrum	\$800,000	30 APRIL 18
47 Walkers Road, Carrum	\$855,000	6 JULY 18
16 Dahmen Street	\$911,100	18 AUG 18