

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

5/5 Parkside Boulevard, 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 \$490,000 & \$539,000

Median sale price

Median price \$540,000 *House *Unit X Suburb Carrum

Period - From Feb 2016 to Jan 2017 Source CoreLogic

Comparable property sales

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 26/26 Lexington Place, Carrum	\$515,000	10-Dec-16
2 3/490 Station Street, Carrum	\$472,000	16-Jan-17
3 6/490 Station Street, Carrum	\$475,000	04-Nov-16



OBrien Real Estate