

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 37 Szer Way Carrum Downs VIC 3201

Indicative selling price

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

range between &

Median sale price

Median price *House ☒ *Unit ☐ Suburb
Period - From to Source

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 30 Broderick Road Carrum Downs VIC 3201	\$651,320	13-Jul-18
2 5 Arcadia Street Carrum Downs VIC 3201	\$675,000	23-Mar-18
3 1 Gonis Crescent Carrum Downs VIC 3201	\$660,000	31-May-18



OBrien Real Estate