

## 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

7 Fairhaven Road Carrum Downs 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

or range between

\$\*480,000

&

\$518,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$447,500

\*House

Suburb

Carrum Downs

Period - From

July 2016

to

June 2017

Source

CoreLogic

### 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 24 Tyntynder Drive Carrum Downs	\$525,000	27/2/17
2 7 Gamble Road Carrum Downs	\$500,000	10/6/17
3 8 Heyington Boulevard Carrum Downs	\$518,000	14/2/17



