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	38 Jacaranda Drive Carrum Downs VIC 3201

Indicative selling price

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

	range between	$670,000	&	$720,000

Median sale price

Median price	$500,000	*House	X	*Unit	Suburb	Carrum Downs
Period - From	Jan 2017	to	Dec 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