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	71 PROTEA STREET, CARRUM DOWNS, VIC 3201

Indicative selling price

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

Single Price:	459,950

Median sale price

Median price	$467,500	House	X	Unit		Suburb	CARRUM DOWNS
Period	01 July 2016 to 30 June 2017	Source	pricefinder				

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
70 OBERON DR, CARRUM DOWNS, VIC 3201	*$480,500	25/07/2017
9 POPPY PL, CARRUM DOWNS, VIC 3201	$456,000	22/04/2017
8 LAVENDER LANE, CARRUM DOWNS, VIC 3201	$460,000	30/03/2017