

## 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

2/36 Melaleuca Drive Carrum

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between

\$645,000

&

\$685,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$620,000

\*House

\*Unit

x

Suburb

Carrum

Period - From

Mar 2017

to

Feb 2018

Source

CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

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	45A McLeod Road Carrum VIC 3197	\$685,500	23-Oct-17
2	43A McLeod Road Carrum VIC 3197	\$700,000	21-Nov-17
3	43C McLeod Road Carrum, Vic 3197	\$645,000	14- Sep- 17

