

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 14 Myhaven Circuit, Carrum Downs, VIC, 3201

Indicative selling price

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

range between \$600,000 & \$630,000

Median sale price

Median price \$ 546,000 *House X Suburb Carrum Downs

Period - From Jun 2017 to May 2018 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 44 Wedge Road, Carrum Downs, VIC, 3201	\$585,000	21-Mar-18
2 6 Aquila Place, Carrum Downs, VIC, 3201	\$620,000	06-Jan-18
3 13 Crimson Crescent, Carrum Downs, VIC, 3201	\$600,000	08-Jan-18



O'Brien Real Estate