

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

44 Wedge Road Carrum Downs Vic 3201

Indicative selling price

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

range between

\$540,000

&

\$590,000

Median sale price

Median price

\$ 520,000

*House

X

Suburb

Carrum Downs Vic 3201

Period - From

Mar 2017

to

Feb 2018

Source

Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 84 Herbert Road Carrum Downs VIC 3201	\$560,000	21-Dec-17
2 9 Capella Place Carrum Downs VIC 3201	\$610,000	10-Feb-18
3 5 Follett Court Carrum Downs VIC 3201	\$572,500	06-Nov-17



OBrien Real Estate