

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

12/25 Lats Ave Carrum Downs Vic 3201

Indicative selling price

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

range between

\$350,000

&

\$380,000

Median sale price

Median price

\$ 379,200

*Unit

X

Suburb

Carrum Downs Vic 3201

Period - From

Aug 2017

to

Jan 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 1/25 Lats Avenue Carrum Downs VIC 3201	\$398,000	16-Oct-17
2 21/25 Lats Avenue Carrum Downs VIC 3201	\$340,000	31-Aug-17
3 25/25 Lats Avenue Carrum Downs VIC 3201	\$370,000	11-Sep-17



OBrien Real Estate