

# 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

73 Protea Street Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$499,000

&

\$529,000

### Median sale price

Median price

\$ 465,000

\*House

X

Suburb

Carrum Downs, VIC 3201

Period - From

September  
2016

to

August 2017

Source

Core Logic

### 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 38 Redgum Avenue Carrum Downs VIC 3201     | \$475,000 | 03-Jul-17    |
| 2 11 Wattlewoods Place Carrum Downs VIC 3201 | \$580,000 | 10-Aug-17    |
| 3 8 Regency Court Carrum Downs VIC 3201      | \$472,500 | 15-Jul-17    |



OBrien Real Estate