

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 56 Shearwater Drive, Carrum Downs VIC 3201 postcode

Indicative selling price

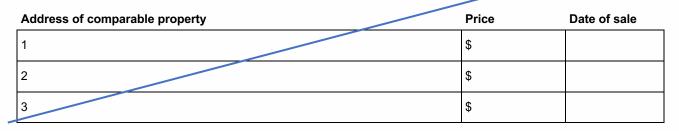
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Median sale price

Median price	\$ 655,000		Property type	House		Suburb	Carrum Downs
Period - From	1 st January 2021	to	31 st December 2021	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.



OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 10th February 2022

Visser Estate Agents Pty Ltd

- 1300 319 371jacob@visserea.com
- visserea.com

PO Box 225
Elsternwick VIC 3185
ACN 87 632 869 437