STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MOORHEN CRESCENT, CARRUM

3 2 3

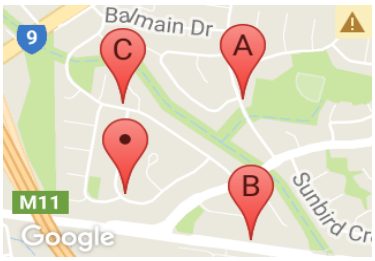
Indicative Selling Price

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

Single Price: **$550K**

Provided by: Peter Dodd, Austin Professionals

MEDIAN SALE PRICE



CARRUM DOWNS, VIC, 3201

Suburb Median Sale Price (House)

$517,250

01 April 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



42 SHEARWATER DR, CARRUM DOWNS, VIC

3 2 1

Sale Price

$537,500

Sale Date: 13/05/2017

Distance from Property: 512m

A



139 BALLARTO RD, CARRUM DOWNS, VIC

3 2 3

Sale Price

$525,000

Sale Date: 09/05/2017

Distance from Property: 437m

B



46 PADDINGTON AVE, CARRUM DOWNS, VIC

3 2 2

Sale Price

$517,000

Sale Date: 31/03/2017

Distance from Property: 322m

C

This report has been compiled on 23/08/2017 by Austin Professionals . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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	28 MOORHEN CRESCENT, CARRUM DOWNS, VIC 3201

Indicative selling price

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

Single Price:	$550K

Median sale price

Median price	$517,250	House	X	Unit		Suburb	CARRUM DOWNS
Period	01 April 2017 to 30 June 2017	Source	pricefinder				

Comparable property sales

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
42 SHEARWATER DR, CARRUM DOWNS, VIC 3201	$537,500	13/05/2017
139 BALLARTO RD, CARRUM DOWNS, VIC 3201	$525,000	09/05/2017
46 PADDINGTON AVE, CARRUM DOWNS, VIC 3201	$517,000	31/03/2017