

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 6/93 Allied Drive, Carrum Downs VIC 3201

Indicative selling price

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

Single Price \$479,950

Median sale price

Median price \$393,500

*Unit X

Suburb Carrum Downs

Period - From May 2017 to April 2018

Source CoreLogic

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
1	1/197 Ballarto Road, Carrum Downs VIC 3201	\$ 490,000	26/02/2018
2	23/25 Cadles Road, Carrum Downs VIC 3201	\$ 470,000	21/03/2018
3	30/21 Hall Road, Carrum Downs VIC 3977	\$ 470,000	10/03/2018