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 postcode	2/35 McCormicks Road 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~~		or range between	$465,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$545,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Oct 2018	to	30 Sep 2019	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 6 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
3/24 McCormicks Road Skye VIC 3977	$468,000	18-Jul-18
2/51 McCormicks Road Carrum Downs VIC 3201	$525,000	19-Jul-19
18/17 Coco Parade Skye VIC 3977	$497,500	15-Nov-18

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 6 months.~~

This Statement of Information was prepared on: 06 October 2019