15 Bushlark Drive, Carrum Downs Vic 3201

hockingstuart

Aaron Froling 03 9781 3366 0410 566 618 afroling@hockingstuart.com.au

> Indicative Selling Price \$550,000 - \$605,000 Median House Price June quarter 2017: \$525,000



- 3 2

Rooms: Property Type: House (Res) Land Size: 441 sqm approx Agent Comments

Comparable Properties

24 Clifton Park Dr CARRUM DOWNS 3201 (VG) Price: \$600,000 Method: Sale Date: 04/07/2017 Rooms: - Property Type: House (Res) Land Size: 500 sqm approx	Agent Comments
11 Wattlewoods PI CARRUM DOWNS 3201 (REI) 2 2 2 2 Price: \$580,000 Method: Private Sale Date: 24/07/2017 Rooms: - Property Type: House LAND SIZE APPROX 375M2	Agent Comments
6 Marshall CI CARRUM DOWNS 3201 (REI/VG) 3 2 2 2 Price: \$577,500 Method: Private Sale Date: 19/04/2017 Rooms: -	Agent Comments

Property Type: House LAND SIZE: APPROX 476M2

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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

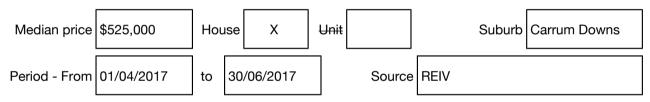
5 15 Bushlark Drive, Carrum Downs Vic 3201 9 9

Indicative selling price

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

Range between \$550,000	&	\$605,000
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Median sale price



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.

Address of comparable property		Price	Date of sale
1	24 Clifton Park Dr CARRUM DOWNS 3201	\$600,000	04/07/2017
2	11 Wattlewoods PI CARRUM DOWNS 3201	\$580,000	24/07/2017
3	6 Marshall CI CARRUM DOWNS 3201	\$577,500	19/04/2017

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.

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propertydata

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