

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

21 Blue Wren Rise, Carrum Downs Victoria 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$578,000

*House

x

*Unit

Suburb

Carrum Downs

Period - From

April 2018

to

June 2018

Source

REIV June Quarter 2018

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. 6 Calwell Court Skye Vic 3977	\$600,000	3/2/18
2. 8 Arkley Close Skye Vic 3977	\$586,000	26/2/18
3. 12 Selwyn Court Skye Vic 3977	\$565,000	7/2/18