

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 34 Launching Way, Carrum VIC 3196

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 \$590,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$770,002 *House ☒ *Unit ☐ Suburb Carrum, VIC 3196

Period - From August 2016 to July 2017 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 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. 4/54 Golden Avenue, Bonbeach VIC 3196	\$ 635,000	27/03/2017
2. 11/41 Gladesville Boulevard, Patterson Lakes VIC 3197	\$ 645,000	01/04/2017
3. 23/3 Inner Harbour Drive, Patterson Lakes VIC 3197	\$ 570,000	24/04/2017

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.~~

Harcourts