

# 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 **3 Lyrebird Dve, Carrum Downs**

### INDICATIVE SELLING PRICE

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

Single price **\$565,000** or range between  &

### MEDIAN SALE PRICE

(\*Delete house or unit as applicable)

Median price **\$580,000** \*House  \*Unit  Suburb **Carrum Downs**

Period - From **27/12/2017** to **27/6/2018** Source **APM – Price Finder**

### COMPARABLE PROPERTY SALES (\*Delete A or B below as applicable)

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	Sale Date
73 Jacana Dve, Carrum Downs	\$550,000	14/5/2018
31 Moorhen Cres, Carrum Downs	\$560,000	16/5/2018
4 Lewin St, Carrum Downs	\$565,000	21/5/2018

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

NOTE: Report prepared by Munn Partners Real Estate in accordance with Section 47AF of the Estate Agents Act 1980, please use the information contained within the report along with your own research and due diligence in making your individual assessment of property value.

For further information about buying & selling property, go to the Consumer Affairs Victoria Website and follow the links to buying & selling property for more helpful tips and advice.

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