

Ben Nguyen  
 M 0490 815 634  
 E ben.nguyen@upside.com.au

## HOUSE Offered for Sale

40 Lats Avenue Carrum Downs VIC 3201

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

## Median Sale Price

\$546,000 Houses in Carrum downs between May 2017 - Apr 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**62 Brumbys Road Carrum Downs  
VIC 3201**

 3  2  2

Sold Price **\$620,000** Sold Date **14-Mar-18**

Distance **0.37km**



**38 Brumbys Road Carrum Downs  
VIC 3201**

 4  2  2

Sold Price **\$660,000** Sold Date **26-Mar-18**

Distance **0.47km**



**55 Rowellyn Avenue Carrum Downs  
VIC 3201**

 3  2  2

Sold Price **\$637,000** Sold Date **24-Mar-18**

Distance **0.94km**

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