

# 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

LOT 37 Songlark Crescent Carrum Downs VIC 3201

### Indicative selling price

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

Price

\$375,000

range between

&

### Median sale price

Median price

\$327,500

\*Land

X

\*

Suburb

Carrum Downs

Period - From

May 2017

to

April 2018

Source

CoreLogic

### Comparable property sales

**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.



O'Brien Real Estate