

# 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 12 Mudlark Court, 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) (\*Delete single price or range as applicable)

Single price \$\*578,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price \$465,000

\*House

x

\*Unit

Suburb Carrum Downs

Period - From May 2016

to May 2017

Source RP Data

### 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	27 Shearwater Drive, Carrum Downs	\$550,000	19/6/17
2	1 Fieldlark Drive, Carrum Downs	\$567,500	1/7/17
3	173 Ballarto Rd, Carrum Downs	\$533,000	1/7/17

**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