

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	5 Paddington Avenue Carrum Downs, 3201
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$650,000.00
--------------	--------------

Median sale price

Median price	\$700,000.00	Property Type	HOUSE	Suburb	CARRUM DOWNS
Period - From	01-Jul-2023	to	30-Jun-2024	Source	Corelogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 07-Sep-2024 at 3:18:14 PM AEST