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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

173 Lyrebird Drive Carrum Downs VIC 3201

 3  1  2

## Indicative Selling Price

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

Range between \$500,000 & \$550,000

## Median Sale Price




\$550,000 Houses in Carrum downs between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic




## Comparable Property Sales

These are the three properties sold within two 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.






**13 Saltram Court Carrum Downs VIC 3201** Sold Price **\$510,000** Sold Date **14-Aug-19**  
 3  1  2 Distance **0.53km**



**66 Ogradys Road Carrum Downs VIC 3201** Sold Price **\$530,500** Sold Date **11-Mar-19**  
 3  1  2 Distance **0.99km**



**3 Elpara Place Skye VIC 3977** Sold Price **\$526,000** Sold Date **18-Jun-19**  
 3  1  2 Distance **1.43km**

RS = Recent sale      UN = Undisclosed Sale

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