

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26/27 Brunnings Road Carrum Downs VIC 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

6/27 Brunnings Road Carrum Downs VIC 3201	\$478,000	27-Feb-21
7/27 Brunnings Road Carrum Downs VIC 3201	\$450,000	30-Jan-21
9/91 Ogradys Road Carrum Downs VIC 3201	\$452,500	18-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 22 June 2021



6/27 Brunnings Road Carrum Downs VIC 3201

 2  1  1

Sold Price **\$478,000** Sold Date **27-Feb-21**

Distance **0.09km**



7/27 Brunnings Road Carrum Downs VIC 3201

 2  1  1

Sold Price **\$450,000** Sold Date **30-Jan-21**

Distance **0.09km**



9/91 Ogradys Road Carrum Downs VIC 3201

 2  1  1

Sold Price **\$452,500** Sold Date **18-Feb-21**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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