

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

14/11 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,150

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 Mar 2018

to

28 Feb 2019

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 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

4/4 Herbert Road Carrum Downs VIC 3201	\$470,000	26-Sep-18
6/74-78 Oberon Drive Carrum Downs VIC 3201	\$493,500	10-Dec-18
18/59 Cadles Road Carrum Downs VIC 3201	\$490,000	13-Nov-18

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.~~

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4/4 Herbert Road Carrum Downs VIC 3201

 3
  2
  1

Sold Price

\$470,000

Sold Date

26-Sep-18

Distance

0.23km



6/74-78 Oberon Drive Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$493,500

Sold Date

10-Dec-18

Distance

0.25km



18/59 Cadles Road Carrum Downs VIC 3201

 3
  2
  1

Sold Price

\$490,000

Sold Date

13-Nov-18

Distance

0.26km



5/7 Koomaloo Place Carrum Downs VIC 3201

 3
  2
  2

Sold Price

\$525,000

Sold Date

15-Jan-19

Distance

1.15km



1/91 Ogradys Road Carrum Downs VIC 3201

 3
  2
  2

Sold Price

Sold Date

13-Sep-18

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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