## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8/67 Brumbys Road, Carrum Downs Vic 3201

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$380,000		&		\$418,000				
Median sale price									
Median price	\$440,000	Prope	erty Type	Unit			Suburb	Carrum Downs	
Period - From	24/03/2019	to 23	3/03/2020		So	urce	REIV		

### 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.

Ade	dress of comparable property	Price	Date of sale
1	13/20 Carrum Woods Dr CARRUM DOWNS 3201	\$425,000	12/02/2020
2	7/67 Brumbys Rd CARRUM DOWNS 3201	\$420,500	03/11/2019
3	50/11 Brunnings Rd CARRUM DOWNS 3201	\$410,000	13/12/2019

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.

This Statement of Information was prepared on:

24/03/2020 10:11









Property Type: Unit Land Size: 4034 sqm approx Agent Comments Indicative Selling Price \$380,000 - \$418,000 Median Unit Price 24/03/2019 - 23/03/2020: \$440,000

# **Comparable Properties**

13/20 Carrum Woods Dr CARRUM DOWNS   3201 (REI)   1	Agent Comments
7/67 Brumbys Rd CARRUM DOWNS 3201 (REI/VG) 2 1 1 1 Price: \$420,500 Method: Private Sale Date: 03/11/2019 Rooms: 3 Property Type: Unit	Agent Comments
50/11 Brunnings Rd CARRUM DOWNS 3201 (REI/VG) 2 1 1 1 Price: \$410,000 Method: Private Sale Date: 13/12/2019 Rooms: 3 Property Type: Unit	Agent Comments

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.