

# 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

8/67 Brumbys Road, Carrum Downs Vic 3201

### Indicative selling price

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

Range between

\$380,000

&

\$418,000

### Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

Carrum Downs

Period - From

24/03/2019

to

23/03/2020

Source

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.

	Address 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



2 1 1

**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)**

**Agent Comments**

2 1 1

**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 12/02/2020  
**Rooms:** 3  
**Property Type:** Unit



**7/67 Brumbys Rd CARRUM DOWNS 3201  
(REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$420,500  
**Method:** Private Sale  
**Date:** 03/11/2019  
**Rooms:** 3  
**Property Type:** Unit



**50/11 Brunnings Rd CARRUM DOWNS 3201  
(REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 13/12/2019  
**Rooms:** 3  
**Property Type:** Unit