## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

Address Including suburb and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

#### Median sale price

Median price \$472,000	Property Type Un	it	Suburb	Carrum Downs
Period - From 01/10/2019	to 30/09/2020	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

1	17 Sherbourne Dr CARRUM DOWNS 3201	\$535,000	25/05/2020
2	16/11 Brunnings Rd CARRUM DOWNS 3201	\$527,500	29/05/2020
3	7/31-35 Brunnings Rd CARRUM DOWNS 3201	\$490,500	09/07/2020

#### 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:	06/11/2020 15:29



Date of sale







**Indicative Selling Price** \$550,000 **Median Unit Price** Year ending September 2020: \$472,000

# Comparable Properties



17 Sherbourne Dr CARRUM DOWNS 3201

(REI) **--** 3

Price: \$535,000 Method: Private Sale Date: 25/05/2020 Rooms: 4

Property Type: House Land Size: 314 sqm approx **Agent Comments** 



16/11 Brunnings Rd CARRUM DOWNS 3201

(REI/VG)

**-**3

Price: \$527,500 Method: Private Sale Date: 29/05/2020

Property Type: Townhouse (Single)

**Agent Comments** 

Agent Comments



7/31-35 Brunnings Rd CARRUM DOWNS 3201

(REI/VG)

Price: \$490,500 Method: Private Sale Date: 09/07/2020 Rooms: 5

Property Type: Unit Land Size: 331 sqm approx

Account - Greg Hocking Bayside Living | P: 95890222





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.