

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

11/12 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Jul 2019

to

30 Jun 2020

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

1/1 Brunnings Road Carrum Downs VIC 3201	\$445,000	18-Nov-19
1/12 Brunnings Road Carrum Downs VIC 3201	\$421,250	11-Dec-19
10/35 Brunnings Road Carrum Downs VIC 3201	\$443,500	01-Apr-19

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: 14 July 2020



1/1 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price

\$445,000

Sold Date

18-Nov-19

Distance

0.09km



1/12 Brunnings Road Carrum Downs VIC 3201

3 1 2

Sold Price

\$421,250

Sold Date

11-Dec-19

Distance

0.15km



10/35 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price

\$443,500

Sold Date

01-Apr-19

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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