

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

23/11 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

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

11/11 Brunnings Road Carrum Downs VIC 3201	\$435,500	09-May-20
31/11 Brunnings Road Carrum Downs VIC 3201	\$410,000	28-May-20
8/67 Brumbys Road Carrum Downs VIC 3201	\$390,000	16-Jun-20

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: 08 July 2020



11/11 Brunnings Road Carrum Downs VIC 3201

2 1 1

Sold Price ^{RS} **\$435,500** Sold Date **09-May-20**

Distance **0.05km**



31/11 Brunnings Road Carrum Downs VIC 3201

2 1 1

Sold Price

^{RS} **\$410,000** Sold Date **28-May-20**

Distance **0.07km**



8/67 Brumbys Road Carrum Downs VIC 3201

2 1 1

Sold Price ^{RS} **\$390,000** Sold Date **16-Jun-20**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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