

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

41/11 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

\$409,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 2019

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

32/11 Brunnings Road Carrum Downs VIC 3201	\$397,000	31-Aug-19
9/11 Brunnings Road Carrum Downs VIC 3201	\$400,000	27-Jun-19
29 Botany Drive Carrum Downs VIC 3201	\$419,000	29-Jul-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: 04 November 2019



32/11 Brunnings Road Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$397,000

Sold Date

31-Aug-19

Distance

0.06km


9/11 Brunnings Road Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$400,000

Sold Date

27-Jun-19

Distance

0.09km


29 Botany Drive Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$419,000

Sold Date

29-Jul-19

Distance

0.75km
RS = Recent sale

UN = Undisclosed Sale

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