

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

6/27 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

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Feb 2020

to

31 Jan 2021

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

7/27 Brunnings Road Carrum Downs VIC 3201	\$450,000	30-Jan-21
19/35 Brunnings Road Carrum Downs VIC 3201	\$462,050	08-Nov-20
15/75 Clifton Park Drive Carrum Downs VIC 3201	\$475,000	18-Sep-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: 23 February 2021


7/27 Brunnings Road Carrum Downs VIC 3201

 2
  1
  1

Sold Price

^{RS} **\$450,000**

Sold Date

30-Jan-21

Distance

0.02km

19/35 Brunnings Road Carrum Downs VIC 3201

 2
  1
  2

Sold Price

\$462,050

Sold Date

08-Nov-20

Distance

0.07km

15/75 Clifton Park Drive Carrum Downs VIC 3201

 2
  1
  2

Sold Price

\$475,000

Sold Date

18-Sep-20

Distance

1.59km
RS = Recent sale

UN = Undisclosed Sale

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