

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

7/27 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2020

to

31 Dec 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

1/103A Cadles Road Carrum Downs VIC 3201	\$440,000	18-Jul-20
34 Pinewood Drive Carrum Downs VIC 3201	\$466,000	24-Jul-20
16 Botany Drive Carrum Downs VIC 3201	\$433,750	28-Jul-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: 14 January 2021


1/103A Cadles Road Carrum Downs VIC 3201
 2  1  1

Sold Price

\$440,000

Sold Date

18-Jul-20

Distance

0.28km

34 Pinewood Drive Carrum Downs VIC 3201
 2  1  1

Sold Price

\$466,000

Sold Date

24-Jul-20

Distance

0.31km

16 Botany Drive Carrum Downs VIC 3201
 2  1  1

Sold Price

\$433,750

Sold Date

28-Jul-20

Distance

0.58km
RS = Recent sale

UN = Undisclosed Sale

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