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	**26 Brunning Road，Carrum Downs， VIC 3201**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$* 485,000	or range between		&	

Median sale price

Median price	$ 425,000	Property type	*Units*	Suburb	Carrum Downs 3201
Period - From	1 Oct 2020	to	31 Dec 2020	Source	REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
16 Sanctuary Dr CARRUM DOWNS 3201 VIC	$ 425,000	24/11/2020
24 Bateman Ct CARRUM DOWNS 3201 VIC	$ 480，000	21/11/2020
19/31-35 Brunnings Rd CARRUM DOWNS 3201 VIC	$ 462,050	08/11/2020

~~**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 six months.~~

This Statement of Information was prepared on: 9 MAR 2021