

## 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

3/52-54 Brunnings Road Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$452,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2019

to

30 Sep 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

7/11 Brunnings Road Carrum Downs VIC 3201	\$495,000	11-May-20
7/35 Brunnings Road Carrum Downs VIC 3201	\$490,500	09-Jul-20
16/11 Brunnings Road Carrum Downs VIC 3201	\$527,500	19-May-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.~~

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**7/11 Brunnings Road Carrum Downs VIC 3201** Sold Price **\$495,000** Sold Date **11-May-20**  
Distance **0.47km**  
3 2 2



**7/35 Brunnings Road Carrum Downs VIC 3201** Sold Price **\$490,500** Sold Date **09-Jul-20**  
Distance **0.3km**  
3 2 2



**16/11 Brunnings Road Carrum Downs VIC 3201** Sold Price **\$527,500** Sold Date **19-May-20**  
Distance **0.53km**  
3 2 1

RS = Recent sale UN = Undisclosed Sale

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