

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/11 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,025

*House

*Unit

X

Suburb

Carrum Downs

Period-from

01 May 2018

to

30 Apr 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

9/91 Ogradys Road Carrum Downs VIC 3201	\$390,000	13-Apr-19
51/11 Brunnings Road Carrum Downs VIC 3201	\$400,000	30-Jan-19
6/130 Cadles Road Carrum Downs VIC 3201	\$420,000	21-Jan-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.~~

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9/91 Ogradys Road Carrum Downs VIC 3201
 2  1  1

Sold Price

\$390,000

Sold Date

13-Apr-19

Distance

1.69km

51/11 Brunnings Road Carrum Downs VIC 3201
 2  1  1

Sold Price

\$400,000

Sold Date

30-Jan-19

Distance

0.05km

6/130 Cadles Road Carrum Downs VIC 3201
 2  1  1

Sold Price

\$420,000

Sold Date

21-Jan-19

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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