

## 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

13/11 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

\$475,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$538,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 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

5/59 Cadles Road Carrum Downs VIC 3201	\$517,000	11-Sep-19
2/130 Cadles Road Carrum Downs VIC 3201	\$506,000	19-Jul-19
5/13 Gonis Crescent Carrum Downs VIC 3201	\$508,334	17-Sep-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.~~

This Statement of Information was prepared on: 28 November 2019



**5/59 Cadles Road Carrum Downs  
VIC 3201**

3 2 2

Sold Price

**\$517,000**

Sold Date

**11-Sep-19**

Distance

**0.32km**



**2/130 Cadles Road Carrum Downs  
VIC 3201**

3 2 2

Sold Price

**\$506,000**

Sold Date

**19-Jul-19**

Distance

**0.34km**



**5/13 Gonis Crescent Carrum Downs  
VIC 3201**

3 2 2

Sold Price

**\$508,334**

Sold Date

**17-Sep-19**

Distance

**1.01km**

RS = Recent sale

UN = Undisclosed Sale

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