

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

38/11 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

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2019

to

29 Feb 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

15/11 Brunnings Road Carrum Downs VIC 3201	\$500,000	13-Jan-20
8/59 Cadles Road Carrum Downs VIC 3201	\$540,100	15-Feb-20
17/130 Cadles Road Carrum Downs VIC 3201	\$561,000	11-Jan-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: 27 March 2020


15/11 Brunnings Road Carrum Downs VIC 3201
 3  2  1

Sold Price

\$500,000

Sold Date

13-Jan-20

Distance

0.16km

8/59 Cadles Road Carrum Downs VIC 3201
 3  2  1

Sold Price

\$540,100

Sold Date

15-Feb-20

Distance

0.24km

8/59 Cadles Road, Carrum Downs


17/130 Cadles Road Carrum Downs VIC 3201
 3  2  2

Sold Price

\$561,000

Sold Date

11-Jan-20

Distance

0.54km
RS = Recent sale

UN = Undisclosed Sale

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