

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

11/11 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2019

to

30 Apr 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

50/11 Brunnings Road Carrum Downs VIC 3201	\$410,000	14-Dec-19
7/67 Brumbys Road Carrum Downs VIC 3201	\$420,500	03-Dec-19
3 Sunflower Circuit Carrum Downs VIC 3201	\$440,000	09-Nov-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: 05 May 2020


50/11 Brunnings Road Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$410,000

Sold Date

14-Dec-19

Distance

0.05km

7/67 Brumbys Road Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$420,500

Sold Date

03-Dec-19

Distance

0.44km

3 Sunflower Circuit Carrum Downs VIC 3201

 2
  1
  1

Sold Price

\$440,000

Sold Date

09-Nov-19

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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