

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

31/11 Brunnings Rd, Carrum Downs

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

Median price

\$450,000

Property type

Unit

Suburb

Carrum Downs

Period -
From

12/9/2019

to

10/3/2020

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 six 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 Rd, Carrum Downs

\$410,000

13/12/2019

4/11 Brunnings Rd, Carrum Downs

\$405,000

23/12/2019

13/20 Carrum Woods Dve, Carrum Downs

\$425,000

12/2/2020

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 six months.~~

This Statement of Information was prepared on:

10/3/2020