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<br>Including suburb and postcode | 1/1 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 | $440,000 | & | $460,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $425,000 | Property type | Unit | 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 |
|---|---|---|
| 17/35 Brunnings Road Carrum Downs VIC 3201 | $425,000 | 21-May-19 |
| 1/167 Lyrebird Drive Carrum Downs VIC 3201 | $505,000 | 02-Oct-19 |
| 13/19 Robin Drive Carrum Downs VIC 3201 | $460,000 | 24-Aug-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: 08 November 2019

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**17/35 Brunnings Road Carrum Downs VIC 3201**

3 1 1

Sold Price **$425,000** Sold Date **21-May-19**

Distance **0.29km**

**1/167 Lyrebird Drive Carrum Downs VIC 3201**

3 1 1

Sold Price **$505,000** Sold Date **02-Oct-19**

Distance **1.22km**

**13/19 Robin Drive Carrum Downs VIC 3201**

3 1 1

Sold Price **$460,000** Sold Date **24-Aug-19**

Distance **1.32km**

**RS** = Recent sale **UN** = Undisclosed Sale

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