

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

10/67 Brumbys 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

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 6/27 Brunnings Road Carrum Downs VIC 3201 | \$400,000 | 14-Jun-19 |
| 9/11 Brunnings Road Carrum Downs VIC 3201 | \$400,000 | 27-Jun-19 |
| 29 Botany Drive Carrum Downs VIC 3201 | \$419,000 | 31-Jul-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: 16 September 2019

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6/27 Brunnings Road Carrum Downs VIC 3201

 2  1  1

Sold Price **\$400,000** Sold Date **14-Jun-19**

Distance **0.23km**



9/11 Brunnings Road Carrum Downs VIC 3201

 2  1  1

Sold Price Sold Date **27-Jun-19**

Distance **0.42km**



29 Botany Drive Carrum Downs VIC 3201

 2  1  1

Sold Price **\$419,000** Sold Date **31-Jul-19**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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