

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

LOT 121/ 26 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Land

Suburb

Carrum Downs

Period-from

01 Dec 2019

to

30 Nov 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

2/7 Koomaloo Place Carrum Downs VIC 3201	\$540,000	28-Oct-20
11 Cardiff Circuit Carrum Downs VIC 3201	\$585,000	03-Nov-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: 11 December 2020



2/7 Koomaloo Place Carrum Downs VIC 3201

3 2 2

^{RS} \$540,000 Sold Date 28-Oct-20

Distance 1.3km



11 Cardiff Circuit Carrum Downs VIC 3201

3 2 2

^{RS} \$585,000 Sold Date 03-Nov-20

Distance 1.58km

RS = Recent sale

UN = Undisclosed Sale

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