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 | 13 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 | $730,000 | & | $770,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $662,500 | Property type | House | Suburb | Carrum Downs |
| Period-from | 01 Mar 2021 | to | 28 Feb 2022 | 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 |
|---|---|---|
| 48 Gamble Road Carrum Downs VIC 3201 | $797,000 | 08-Dec-21 |
| 20 Victory Way Carrum Downs VIC 3201 | $760,000 | 24-Dec-21 |
| 36 Victory Way Carrum Downs VIC 3201 | $800,250 | 11-Dec-21 |

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: 04 March 2022

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**48 Gamble Road Carrum Downs VIC 3201**

4 2 2

Sold Price **$797,000** Sold Date **08-Dec-21**

Distance **1.9km**



**20 Victory Way Carrum Downs VIC 3201**

4 2 2

Sold Price **$760,000** Sold Date **24-Dec-21**

Distance **1.09km**



**36 Victory Way Carrum Downs VIC 3201**

4 2 2

Sold Price RS **$800,250** Sold Date **11-Dec-21**

Distance **0.99km**

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

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