Michelle Stephens
P 0397830688
M 0417 352 644
E michelle.stephens@obrienrealestate.com.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	17/35 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$438,000	~~*House~~		*Unit	X	Suburb	Carrum Downs
Period-from	01 May 2018	to	30 Apr 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 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
10/35 Brunnings Road Carrum Downs VIC 3201	$443,500	15-Apr-19
13/12 Brunnings Road Carrum Downs VIC 3201	$435,000	24-Nov-18
5/5 Pinewood Drive Carrum Downs VIC 3201	$410,000	26-Nov-18

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.~~

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10/35 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price RS **$443,500** Sold Date **15-Apr-19**

Distance **0.07km**



13/12 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price **$435,000** Sold Date **24-Nov-18**

Distance **0.31km**



5/5 Pinewood Drive Carrum Downs VIC 3201

3 1 1

Sold Price **$410,000** Sold Date **26-Nov-18**

Distance **0.66km**

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

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