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	7/35 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	$480,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jul 2019	to	30 Jun 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
7/11 Brunnings Road Carrum Downs VIC 3201	$495,000	11-May-20
1/3 Mudlark Court Carrum Downs VIC 3201	$500,000	21-Apr-20
1/28 Madisson Crescent Carrum Downs VIC 3201	$480,000	23-Mar-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: 06 July 2020

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7/11 Brunnings Road Carrum Downs VIC 3201

3 2 2

Sold Price RS $495,000 Sold Date 11-May-20

Distance 0.2km



1/3 Mudlark Court Carrum Downs VIC 3201

3 2 1

Sold Price $500,000 Sold Date 21-Apr-20

Distance 1.99km



1/28 Madisson Crescent Carrum Downs VIC 3201

3 2 2

Sold Price $480,000 Sold Date 23-Mar-20

Distance 0.87km

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

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