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	10/11 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	$390,000	&	$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$442,500	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Aug 2019	to	31 Jul 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
31/11 Brunnings Road Carrum Downs VIC 3201	$410,000	28-May-20
8/67 Brumbys Road Carrum Downs VIC 3201	$390,000	03-Jun-20
5/41 Hall Road Carrum Downs VIC 3201	$420,000	08-Jul-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: 03 August 2020

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



31/11 Brunnings Road Carrum Downs VIC 3201

2 1 1

Sold Price RS **$410,000** Sold Date **28-May-20**

Distance **0.08km**



8/67 Brumbys Road Carrum Downs VIC 3201

2 1 1

Sold Price **$390,000** Sold Date **03-Jun-20**

Distance **0.43km**



5/41 Hall Road Carrum Downs VIC 3201

2 1 1

Sold Price RS **$420,000** Sold Date **08-Jul-20**

Distance **1.1km**

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

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