

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

21/35 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/69 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$600,000	29-Sep-23
8 REGENCY COURT CARRUM DOWNS VIC 3201	\$585,000	13-Oct-23
14A BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$565,000	03-Oct-23

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: 25 November 2023



**2/69 CARRUM WOODS DRIVE
CARRUM DOWNS VIC 3201**

 3  1  2

Sold Price **\$600,000** Sold Date **29-Sep-23**

Distance **0.41km**



**8 REGENCY COURT CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price **\$585,000** Sold Date **13-Oct-23**

Distance **0.2km**



**14A BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 3  1  2

Sold Price ^{RS} **\$565,000** Sold Date **03-Oct-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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