

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

38/11 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2023

to

31 Dec 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

2/12 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$600,000	09-Oct-23
21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$610,000	10-Oct-23
33 SUNFLOWER CIRCUIT CARRUM DOWNS VIC 3201	\$630,000	24-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: 27 January 2024



**2/12 BRADFORD DRIVE CARRUM
DOWNS VIC 3201**

Sold Price

\$600,000

Sold Date

09-Oct-23



3



2



2

Distance

0.59km



**21/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$610,000

Sold Date

10-Oct-23



3



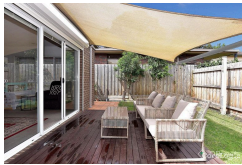
2



2

Distance

0.12km



**33 SUNFLOWER CIRCUIT CARRUM
DOWNS VIC 3201**

Sold Price

\$630,000

Sold Date

24-Oct-23



3



2



2

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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