

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

23/12 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

\$649,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2024

to

30 Apr 2025

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

3 MORGAN COURT CARRUM DOWNS VIC 3201	\$651,000	15-Nov-24
1/35B BRODERICK ROAD CARRUM DOWNS VIC 3201	\$650,000	26-Mar-25
6/37 CLIFTON GROVE CARRUM DOWNS VIC 3201	\$665,000	20-Nov-24

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 May 2025

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**3 MORGAN COURT CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$651,000Sold Date **15-Nov-24**

Distance

1.27km**1/35B BRODERICK ROAD CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$650,000Sold Date **26-Mar-25**

Distance

1.44km**6/37 CLIFTON GROVE CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$665,000Sold Date **20-Nov-24**

Distance

1.22km**RS** = Recent sale**UN** = Undisclosed Sale

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