

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

23/27 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2021

to

31 Mar 2022

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

15/51 HALL ROAD CARRUM DOWNS VIC 3201	\$525,000	21-Jan-22
8/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$525,000	02-Mar-22
13/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$500,000	22-Jan-22

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: 19 April 2022



**15/51 HALL ROAD CARRUM
 DOWNS VIC 3201**

 2  1  1

Sold Price **\$525,000** Sold Date **21-Jan-22**

Distance **1.11km**



**8/25 CADLES ROAD CARRUM
 DOWNS VIC 3201**

 3  1  1

Sold Price ^{RS} **\$525,000** Sold Date **02-Mar-22**

Distance **0.73km**



**13/70 PROTEA STREET CARRUM
 DOWNS VIC 3201**

 2  1  1

Sold Price **\$500,000** Sold Date **22-Jan-22**

Distance **0.85km**

RS = Recent sale UN = Undisclosed Sale

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