

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

14/11 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2022

to

30 Apr 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

1/16 BRADFORD DRIVE CARRUM DOWNS VIC 3201	\$602,555	08-Mar-23
8/10 REDGUM AVENUE CARRUM DOWNS VIC 3201	\$620,000	10-Feb-23
5/17 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$675,000	16-Feb-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: 18 May 2023


**1/16 BRADFORD DRIVE CARRUM
DOWNS VIC 3201**
 3
  2
  2

Sold Price

^{RS}
\$602,555

Sold Date

08-Mar-23

Distance

0.45km

**8/10 REDGUM AVENUE CARRUM
DOWNS VIC 3201**
 3
  2
  2

Sold Price

\$620,000

Sold Date

10-Feb-23

Distance

0.93km

**5/17 MADISSON CRESCENT
CARRUM DOWNS VIC 3201**
 3
  2
  2

Sold Price

\$675,000

Sold Date

16-Feb-23

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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