

## 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

18/67 BRUMBYS ROAD CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$541,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 May 2021

to

30 Apr 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

3/72 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	\$640,000	04-Apr-22
6/7 KOOMALOO PLACE CARRUM DOWNS VIC 3201	\$650,000	18-Feb-22
7 MERCURY COURT CARRUM DOWNS VIC 3201	\$662,000	03-May-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: 31 May 2022


**3/72 CLIFTON PARK DRIVE  
CARRUM DOWNS VIC 3201**
 3  2  2

Sold Price

<sup>RS</sup> **\$640,000** Sold Date **04-Apr-22**

Distance **1.76km**

**6/7 KOOMALOO PLACE CARRUM  
DOWNS VIC 3201**
 3  2  2

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **18-Feb-22**

Distance **1.46km**

**7 MERCURY COURT CARRUM  
DOWNS VIC 3201**
 3  2  2

Sold Price

<sup>RS</sup> **\$662,000** Sold Date **03-May-22**

Distance **0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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