

## 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

1/52-54 BRUNNINGS 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

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2021

to

31 Jul 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 7 NADA WAY CARRUM DOWNS VIC 3201            | \$480,000 | 23-Mar-22 |
| 11 LILLIANA BOULEVARD CARRUM DOWNS VIC 3201 | \$465,500 | 04-Jun-22 |
| 3/27 GRNJA WAY CARRUM DOWNS VIC 3201        | \$465,000 | 12-Jul-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 August 2022


**7 NADA WAY CARRUM DOWNS  
VIC 3201**
 2  2  1

Sold Price

**\$480,000**

Sold Date

**23-Mar-22**

Distance

**0.58km**

**11 LILLIANA BOULEVARD CARRUM  
DOWNS VIC 3201**
 2  1  1

Sold Price

**\$465,500**

Sold Date

**04-Jun-22**

Distance

**0.55km**

**3/27 GRNJA WAY CARRUM  
DOWNS VIC 3201**
 2  2  1

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date

**12-Jul-22**

Distance

**0.53km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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