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	54/11 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	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$571,250	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Oct 2021	to	30 Sep 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
2/96 CADLES ROAD CARRUM DOWNS VIC 3201	-	27-Sep-22
6 BOTANY DRIVE CARRUM DOWNS VIC 3201	$548,000	27-Aug-22
7 BLOSSOM WAY CARRUM DOWNS VIC 3201	$495,000	11-Oct-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: 24 October 2022

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2/96 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS UN - Sold Date **27-Sep-22**

Distance **0.28km**



6 BOTANY DRIVE CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$548,000** Sold Date **27-Aug-22**

Distance **0.54km**



7 BLOSSOM WAY CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS **$495,000** Sold Date **11-Oct-22**

Distance **0.74km**

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

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