

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

11/27 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2024

to

31 Dec 2024

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

24/35 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$610,000	10-Mar-24
16/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$550,000	24-Aug-24
21/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$565,000	01-Jul-24

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: 14 January 2025

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**24/35 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$610,000

Sold Date

10-Mar-24


3



1



1

Distance

0.07km

**16/49 OBERON DRIVE CARRUM
DOWNS VIC 3201**

Sold Price

\$550,000

Sold Date

24-Aug-24


3



1



1

Distance

0.51km

**21/41-43 CADLES ROAD CARRUM
DOWNS VIC 3201**

Sold Price

\$565,000

Sold Date

01-Jul-24


3



1



1

Distance

0.57km
RS = Recent sale

UN = Undisclosed Sale

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