

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

8/59 Cadles 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,200

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2019

to

31 Dec 2019

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

5/59 Cadles Road Carrum Downs VIC 3201	\$517,000	11-Sep-19
5/20 Carrum Woods Drive Carrum Downs VIC 3201	\$515,000	01-Dec-19
17/130 Cadles Road Carrum Downs VIC 3201	\$561,000	11-Jan-20

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: 30 January 2020


**5/59 Cadles Road Carrum Downs
VIC 3201**
 3  2  2

Sold Price

\$517,000

Sold Date

11-Sep-19

Distance

0.03km

**5/20 Carrum Woods Drive Carrum
Downs VIC 3201**
 3  2  2

Sold Price

\$515,000

Sold Date

01-Dec-19

Distance

0.62km

**17/130 Cadles Road Carrum Downs
VIC 3201**
 3  2  2

Sold Price

\$561,000

Sold Date

11-Jan-20

Distance

0.64km
RS = Recent sale

UN = Undisclosed Sale

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