

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

38/41-43 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2021

to

31 Oct 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

34/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$593,300	14-Oct-22
6/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$518,000	01-Oct-22
6A PROTEA STREET CARRUM DOWNS VIC 3201	\$621,000	27-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: 07 November 2022

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**34/41-43 CADLES ROAD CARRUM
 DOWNS VIC 3201**

3 2 2

Sold Price ^{RS} **\$593,300** Sold Date **14-Oct-22**

Distance **0.04km**



**6/41-43 CADLES ROAD CARRUM
 DOWNS VIC 3201**

3 1 1

Sold Price ^{RS} **\$518,000** Sold Date **01-Oct-22**

Distance **0.11km**



**6A PROTEA STREET CARRUM
 DOWNS VIC 3201**

3 2 2

Sold Price **\$621,000** Sold Date **27-Jul-22**

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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