Merryn Schmidt
(03) 9831 3007
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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	24/25 Cadles Road, Carrum Downs Vic 3201

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$395,000	&	$434,500

Median sale price

Median price	$462,625	~~House~~		Unit	X	Suburb	Carrum Downs
Period - From	01/07/2018	to	30/09/2018	Source	REIV		

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 six 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
1	9/41-43 Cadles Rd CARRUM DOWNS 3201	$439,800	09/09/2018
2	2/79 Greenwood Dr CARRUM DOWNS 3201	$435,050	09/10/2018
3	8/79 Greenwood Dr CARRUM DOWNS 3201	$427,000	19/07/2018

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 six months.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

24/25 Cadles Road, Carrum Downs Vic 3201

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3 1 1-2

Rooms:
Property Type: Unit
Land Size: 355 sqm approx

Agent Comments

Indicative Selling Price
$395,000 - $434,500
Median Unit Price
September quarter 2018: $462,625

Comparable Properties



9/41-43 Cadles Rd CARRUM DOWNS 3201 (REI/VG)

3 1 1

Price: $439,800
Method: Private Sale
Date: 09/09/2018
Rooms: 4
Property Type: Unit

Agent Comments



2/79 Greenwood Dr CARRUM DOWNS 3201 (REI/VG)

3 1 1

Price: $435,050
Method: Private Sale
Date: 09/10/2018
Rooms: -
Property Type: Villa
Land Size: 268 sqm approx

Agent Comments



8/79 Greenwood Dr CARRUM DOWNS 3201 (REI/VG)

3 1 2

Price: $427,000
Method: Private Sale
Date: 19/07/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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