

## 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

3/19 ROBIN DRIVE CARRUM DOWNS VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$559,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Aug 2021

to

31 Jul 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

7/41-43 CADLES ROAD CARRUM DOWNS VIC 3201	\$510,000	03-May-22
8/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$525,000	02-Mar-22
1/30 WILLIAM ROAD CARRUM DOWNS VIC 3201	\$525,000	03-Mar-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: 15 August 2022



**7/41-43 CADLES ROAD CARRUM  
DOWNS VIC 3201**

 3  1  1

Sold Price

**\$510,000**

Sold Date **03-May-22**

Distance **0.97km**



**8/25 CADLES ROAD CARRUM  
DOWNS VIC 3201**

 3  1  1

Sold Price

**\$525,000**

Sold Date **02-Mar-22**

Distance **1.04km**



**1/30 WILLIAM ROAD CARRUM  
DOWNS VIC 3201**

 3  1  1

Sold Price

Sold Date **03-Mar-22**

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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