

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	49/41-43 Cadles Road Carrum Downs, 3201
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$430,000 & \$465,000
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### Median sale price

Median price	\$516,500	Property Type	UNIT	Suburb	CARRUM DOWNS
Period - From	08-Mar-2022	to	07-Mar-2023	Source	REA

### Comparable property sales

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	15/85 Warrandyte Road, Langwarrin, Vic 3910	\$435,000	19-Dec-2022
2	6/20 Wells Road, Seaford, Vic 3198	\$460,000	14-Feb-2023
3	23/50 Protea Street, Carrum Downs, Vic 3201	\$445,000	02-Nov-2022

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