

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

11/59 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

\$375,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2018

to

30 Sep 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

3/12 Brunnings Road Carrum Downs VIC 3201	\$380,000	02-May-19
9/91 Ogradys Road Carrum Downs VIC 3201	\$390,000	13-Apr-19
7/51 Hall Road Carrum Downs VIC 3201	\$426,000	15-Apr-19

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: 01 October 2019



3/12 Brunnings Road Carrum Downs VIC 3201 Sold Price **\$380,000** Sold Date **02-May-19**

3 1 1

Distance **0.17km**



9/91 Ogradys Road Carrum Downs VIC 3201 Sold Price **\$390,000** Sold Date **13-Apr-19**

2 1 1

Distance **1.4km**



7/51 Hall Road Carrum Downs VIC 3201 Sold Price **\$426,000** Sold Date **15-Apr-19**

2 1 1

Distance **0.66km**



9/11 Brunnings Road Carrum Downs VIC 3201 Sold Price **\$400,000** Sold Date **27-Jun-19**

2 1 1

Distance **0.29km**



32/11 Brunnings Road Carrum Downs VIC 3201 Sold Price **\$397,000** Sold Date **31-Aug-19**

2 1 1

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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