

## 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

25/41-43 CADLES ROAD 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

\$475,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2023

to

30 Nov 2024

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

12/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	\$595,000	07-Jul-24
31/15 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$570,000	03-Jul-24
14 BALMAIN DRIVE CARRUM DOWNS VIC 3201	\$600,000	26-Sep-24

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: 02 December 2024

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**12/20 CARRUM WOODS DRIVE  
CARRUM DOWNS VIC 3201**

3 1 2

Sold Price **\$595,000** Sold Date **07-Jul-24**

Distance **0.75km**



**31/15 BALMAIN DRIVE CARRUM  
DOWNS VIC 3201**

3 1 2

Sold Price **\$570,000** Sold Date **03-Jul-24**

Distance **1.85km**



**14 BALMAIN DRIVE CARRUM  
DOWNS VIC 3201**

3 1 2

Sold Price <sup>RS</sup> **\$600,000** Sold Date **26-Sep-24**

Distance **1.95km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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