

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

3/100 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Carrum Downs

Period-from

01 May 2020

to

30 Apr 2021

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

5/98 Cadles Road Carrum Downs VIC 3201	\$560,000	13-Feb-21
17 Bradford Drive Carrum Downs VIC 3201	\$570,000	17-Apr-21
6 Flora Lane Carrum Downs VIC 3201	\$582,000	05-Mar-21

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: 27 May 2021



5/98 Cadles Road Carrum Downs VIC 3201

3 2 2

Sold Price

\$560,000

Sold Date

13-Feb-21

Distance

0.02km



17 Bradford Drive Carrum Downs VIC 3201

3 2 2

Sold Price

^{RS} **\$570,000**

Sold Date

17-Apr-21

Distance

0.32km



6 Flora Lane Carrum Downs VIC 3201

3 2 2

Sold Price

\$582,000

Sold Date

05-Mar-21

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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