

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

23/41-43 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

\$419,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,750

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jan 2020

to

31 Dec 2020

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

11/12 Brunnings Road Carrum Downs VIC 3201	\$435,000	21-Jul-20
19/49 Oberon Drive Carrum Downs VIC 3201	\$435,000	23-Nov-20
6/19 Robin Drive Carrum Downs VIC 3201	\$468,000	05-Dec-20

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: 21 January 2021



11/12 Brunnings Road Carrum Downs VIC 3201

3 1 1

Sold Price **\$435,000** Sold Date **21-Jul-20**

Distance **0.35km**



19/49 Oberon Drive Carrum Downs VIC 3201

3 1 1

Sold Price ^{RS} **\$435,000** Sold Date **23-Nov-20**

Distance **0.67km**



6/19 Robin Drive Carrum Downs VIC 3201

3 1 1

Sold Price ^{RS} **\$468,000** Sold Date **05-Dec-20**

Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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