

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

16/25 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

\$410,000

&

\$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2019

to

30 Jun 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

15/25 Cadles Road Carrum Downs VIC 3201	\$431,500	28-May-20
34/41-43 Cadles Road Carrum Downs VIC 3201	\$476,000	26-Feb-20
38/11 Brunnings Road Carrum Downs VIC 3201	\$495,000	31-Mar-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 July 2020



15/25 Cadles Road Carrum Downs VIC 3201

3 2 1

Sold Price

\$431,500

Sold Date **28-May-20**

Distance

0.02km



34/41-43 Cadles Road Carrum Downs VIC 3201

3 2 1

Sold Price

\$476,000

Sold Date **26-Feb-20**

Distance

0.28km



38/11 Brunnings Road Carrum Downs VIC 3201

3 2 1

Sold Price

\$495,000

Sold Date **31-Mar-20**

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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