

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

32/41-43 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2022

to

31 May 2023

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

2/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$592,500	09-Feb-23
2A PROTEA STREET CARRUM DOWNS VIC 3201	\$570,000	28-Feb-23
6/10 REDGUM AVENUE CARRUM DOWNS VIC 3201	\$610,000	10-Feb-23

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: 06 June 2023



**2/59 CADLES ROAD CARRUM
 DOWNS VIC 3201**

 3  2  2

Sold Price **\$592,500** Sold Date **09-Feb-23**

Distance **0.16km**



**2A PROTEA STREET CARRUM
 DOWNS VIC 3201**

 3  2  1

Sold Price **\$570,000** Sold Date **28-Feb-23**

Distance **0.2km**



**6/10 REDGUM AVENUE CARRUM
 DOWNS VIC 3201**

 3  2  2

Sold Price **\$610,000** Sold Date **10-Feb-23**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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