

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

3/140 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2021

to

31 May 2022

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

9/32 LATS AVENUE CARRUM DOWNS VIC 3201	\$502,500	29-Jun-22
12/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$530,000	14-May-22
5/89 CADLES ROAD CARRUM DOWNS VIC 3201	\$545,000	12-Jan-22

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: 30 June 2022


**9/32 LATS AVENUE CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

^{RS}
\$502,500

Sold Date

29-Jun-22

Distance

1.14km

**12/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

^{RS}
\$530,000

Sold Date

14-May-22

Distance

0.41km

**5/89 CADLES ROAD CARRUM
DOWNS VIC 3201**
 2  1  1

Sold Price

\$545,000

Sold Date

12-Jan-22

Distance

0.42km
RS = Recent sale

UN = Undisclosed Sale

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