

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

35/41-43 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Oct 2022

to

30 Sep 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

25/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$540,000	03-Apr-23
6/19 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$545,000	28-Jun-23
4/48 BRODERICK ROAD CARRUM DOWNS VIC 3201	\$572,000	03-Jul-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: 02 October 2023



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**25/49 OBERON DRIVE CARRUM
DOWNS VIC 3201**

3 1 1

Sold Price

\$540,000

Sold Date **03-Apr-23**

Distance **0.66km**



**6/19 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

^{RS} **\$545,000**

Sold Date **28-Jun-23**

Distance **1.13km**



**4/48 BRODERICK ROAD CARRUM
DOWNS VIC 3201**

3 1 2

Sold Price

\$572,000

Sold Date **03-Jul-23**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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