

## 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

161 Cadles Road Carrum Downs VIC 3201

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,900

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Carrum Downs

Period-from

01 May 2020

to

30 Apr 2021

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 Orama Avenue Carrum Downs VIC 3201	\$537,000	13-Jan-21
31 Protea Street Carrum Downs VIC 3201	\$530,500	12-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: 06 May 2021


**11 Orama Avenue Carrum Downs VIC 3201**

 3
  1
  1

Sold Price

**\$537,000**

Sold Date

**13-Jan-21**

Distance

**0.23km**

**31 Protea Street Carrum Downs VIC 3201**

 3
  1
  1

Sold Price

**\$530,500**

Sold Date

**12-Dec-20**

Distance

**1.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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