

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

2/100 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/59 CADLES ROAD CARRUM DOWNS VIC 3201	\$585,000	29-Oct-24
24/75 HERBERT ROAD CARRUM DOWNS VIC 3201	\$570,000	25-Sep-24
4/21 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$610,000	22-Oct-24

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: 25 March 2025



**4/59 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price **\$585,000** Sold Date **29-Oct-24**

Distance **0.41km**

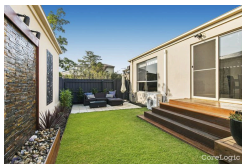


**24/75 HERBERT ROAD CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price **\$570,000** Sold Date **25-Sep-24**

Distance **0.57km**



**4/21 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

 3  2  1

Sold Price **\$610,000** Sold Date **22-Oct-24**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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