

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

31/59 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

\$520,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2024

to

31 Mar 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

40/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$546,500	04-Mar-25
3/20 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$520,000	26-Nov-24
9/27 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	\$497,000	31-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: 03 April 2025

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**40/11 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price ^{RS} **\$546,500** ^{UN} Sold Date **04-Mar-25**

Distance **0.27km**



**3/20 ROBIN DRIVE CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$520,000** Sold Date **26-Nov-24**

Distance **1.14km**



**9/27 BRUNNINGS ROAD CARRUM
DOWNS VIC 3201**

2 1 1

Sold Price **\$497,000** Sold Date **31-Oct-24**

Distance **0.33km**

RS = Recent sale **UN** = Undisclosed Sale

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