

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

1/16 BRADFORD DRIVE 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

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2024

to

31 May 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

1/98 CADLES ROAD CARRUM DOWNS VIC 3201	\$720,000	07-Apr-25
39 SURFERS CRESCENT CARRUM DOWNS VIC 3201	\$680,000	01-Mar-25
13/134 CADLES ROAD CARRUM DOWNS VIC 3201	\$713,000	10-Apr-25

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: 27 June 2025

Ben Quatrini

M 0408 336 157

E ben.quatrini@obre.com.au

**1/98 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$720,000

Sold Date

07-Apr-25

Distance

0.3km**39 SURFERS CRESCENT CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$680,000

Sold Date

01-Mar-25

Distance

0.99km**13/134 CADLES ROAD CARRUM
DOWNS VIC 3201** 3  2  2

Sold Price

\$713,000

Sold Date

10-Apr-25

Distance

0.05km**RS** = Recent sale**UN** = Undisclosed Sale

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