

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

13/25 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jun 2022

to

31 May 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

11/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$530,000	19-Aug-22
3/19 ROBIN DRIVE CARRUM DOWNS VIC 3201	\$530,000	23-Aug-22

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.

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11/25 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price

\$530,000

Sold Date **19-Aug-22**

Distance **0.02km**



3/19 ROBIN DRIVE CARRUM DOWNS VIC 3201

3 2 1

Sold Price

Sold Date **23-Aug-22**

Distance **1.03km**

RS = Recent sale

UN = Undisclosed Sale

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