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	6/98 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	$620,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Jul 2023	to	30 Jun 2024	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
6/100 CADLES ROAD CARRUM DOWNS VIC 3201	$683,000	04-Mar-24
2/140 CADLES ROAD CARRUM DOWNS VIC 3201	$650,000	30-May-24
5/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201	$655,250	31-May-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: 30 July 2024

OBrien Real Estate

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6/100 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$683,000** Sold Date **04-Mar-24**

Distance **0.03km**



2/140 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$650,000** Sold Date **30-May-24**

Distance **0.32km**



5/20 CARRUM WOODS DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$655,250** Sold Date **31-May-24**

Distance **0.67km**

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

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