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	6/91 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Nov 2023	to	31 Oct 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
3/5 BAWDEN STREET CARRUM DOWNS VIC 3201	$555,000	04-Sep-24
5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201	$542,000	23-Jun-24
3/74 HALL ROAD CARRUM DOWNS VIC 3201	$527,500	11-Jul-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: 02 November 2024

OBrien Real Estate

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3/5 BAWDEN STREET CARRUM DOWNS VIC 3201

2 1 1

Sold Price RS $555,000 Sold Date 04-Sep-24

Distance 0.96km

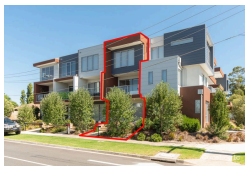


5/4 BUSHY PARK PLACE CARRUM DOWNS VIC 3201

2 1 1

Sold Price $542,000 Sold Date 23-Jun-24

Distance 1.78km



3/74 HALL ROAD CARRUM DOWNS VIC 3201

2 2 1

Sold Price $527,500 Sold Date 11-Jul-24

Distance 0.94km

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

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