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	1/59 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	$580,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Dec 2023	to	30 Nov 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
16/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$635,000	25-Aug-24
4/59 CADLES ROAD CARRUM DOWNS VIC 3201	$585,000	29-Oct-24
15/32 LATS AVENUE CARRUM DOWNS VIC 3201	$580,000	11-Sep-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: 23 December 2024

OBrien Real Estate

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16/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$635,000** Sold Date **25-Aug-24**

Distance **0.35km**



4/59 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$585,000** Sold Date **29-Oct-24**

Distance **0.02km**



15/32 LATS AVENUE CARRUM DOWNS VIC 3201

3 2 1

Sold Price **$580,000** Sold Date **11-Sep-24**

Distance **0.68km**

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

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