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	13/134 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	$670,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Apr 2024	to	31 Mar 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
1/130 CADLES ROAD CARRUM DOWNS VIC 3201	$705,000	12-Jan-25
6 PIPPA WAY CARRUM DOWNS VIC 3201	$692,050	03-Mar-25
5/28 MADISSON CRESCENT CARRUM DOWNS VIC 3201	$717,000	09-Feb-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: 02 April 2025

OBrien Real Estate

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1/130 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$705,000** Sold Date **12-Jan-25**

Distance **0.04km**



6 PIPPA WAY CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$692,050** Sold Date **03-Mar-25**

Distance **1.23km**



5/28 MADISSON CRESCENT CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS **$717,000** Sold Date **09-Feb-25**

Distance **1.12km**

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

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