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	4/59 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	$559,000	&	$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Oct 2023	to	30 Sep 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
6/98 CADLES ROAD CARRUM DOWNS VIC 3201	$647,000	13-Aug-24
6/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201	$610,000	12-Jul-24
5/34 SZER WAY CARRUM DOWNS VIC 3201	$578,000	30-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: 14 October 2024

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6/98 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price RS $647,000 Sold Date 13-Aug-24

Distance 0.4km



6/75 CLIFTON PARK DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price $610,000 Sold Date 12-Jul-24

Distance 1.41km



5/34 SZER WAY CARRUM DOWNS VIC 3201

3 2 2

Sold Price $578,000 Sold Date 30-May-24

Distance 1.45km

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

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