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<br>Including suburb and postcode | 3/98 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 | $575,000 | & | $605,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $570,000 | Property type | Unit | Suburb | Carrum Downs |
| Period-from | 01 Mar 2023 | to | 29 Feb 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 |
|---|---|---|
| 21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201 | $610,000 | 10-Oct-23 |
| 2/12 BRADFORD DRIVE CARRUM DOWNS VIC 3201 | $600,000 | 09-Oct-23 |
| 8 REGENCY COURT CARRUM DOWNS VIC 3201 | $585,000 | 13-Oct-23 |

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: 18 March 2024

Harcourts
Karen Finch
P 0397826322
M +10415618012
E karen.finch@harcourts.com.au

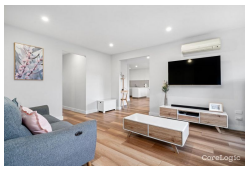


**21/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$610,000** Sold Date **10-Oct-23**

Distance **0.25km**



**2/12 BRADFORD DRIVE CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$600,000** Sold Date **09-Oct-23**

Distance **0.36km**



**8 REGENCY COURT CARRUM DOWNS VIC 3201**

3 2 2

Sold Price **$585,000** Sold Date **13-Oct-23**

Distance **0.38km**

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

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