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	54 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	$620,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	House	Suburb	Carrum Downs
Period-from	01 Feb 2022	to	31 Jan 2023	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
11 BALMAIN DRIVE CARRUM DOWNS VIC 3201	$685,000	10-Jan-23
169 LYREBIRD DRIVE CARRUM DOWNS VIC 3201	$637,000	09-Jan-23
54 WILLIAM ROAD CARRUM DOWNS VIC 3201	$600,000	14-Dec-22

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: 17 February 2023

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11 BALMAIN DRIVE CARRUM DOWNS VIC 3201

3 1 3

Sold Price RS $685,000 Sold Date 10-Jan-23

Distance 1.94km



169 LYREBIRD DRIVE CARRUM DOWNS VIC 3201

3 1 2

Sold Price RS $637,000 Sold Date 09-Jan-23

Distance 0.92km



54 WILLIAM ROAD CARRUM DOWNS VIC 3201

3 1 2

Sold Price $600,000 Sold Date 14-Dec-22

Distance 0.46km

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

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