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	2/96 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	$510,000	&	$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Sep 2021	to	31 Aug 2022	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
12/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201	$530,000	14-May-22
3/140 CADLES ROAD CARRUM DOWNS VIC 3201	$575,000	12-Jul-22
1/15 BRADFORD DRIVE CARRUM DOWNS VIC 3201	$553,000	16-Jun-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: 08 September 2022

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12/11 BRUNNINGS ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$530,000** Sold Date **14-May-22**

Distance **0.2km**



3/140 CADLES ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$575,000** Sold Date **12-Jul-22**

Distance **0.34km**



1/15 BRADFORD DRIVE CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$553,000** Sold Date **16-Jun-22**

Distance **0.39km**

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

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