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	6/100 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	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$562,500	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
6/134 CADLES ROAD CARRUM DOWNS VIC 3201	$655,000	05-Sep-23
22 ROBIN DRIVE CARRUM DOWNS VIC 3201	$656,000	19-Dec-23
1 SURFERS CRESCENT CARRUM DOWNS VIC 3201	$685,000	31-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: 01 March 2024

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6/134 CADLES ROAD CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$655,000** Sold Date **05-Sep-23**

Distance **0.25km**



22 ROBIN DRIVE CARRUM DOWNS VIC 3201

3 2 2

Sold Price **$656,000** Sold Date **19-Dec-23**

Distance **1.21km**



1 SURFERS CRESCENT CARRUM DOWNS VIC 3201

3 2 1

Sold Price RS **$685,000** Sold Date **31-Oct-23**

Distance **1.55km**

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

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