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	1/91 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Carrum Downs
Period-from	01 Apr 2023	to	31 Mar 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
1/7 AMANDA DRIVE CARRUM DOWNS VIC 3201	$550,000	12-Feb-24
3/3B BAWDEN STREET CARRUM DOWNS VIC 3201	$538,000	05-Apr-24
1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201	$535,000	08-Nov-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: 13 April 2024

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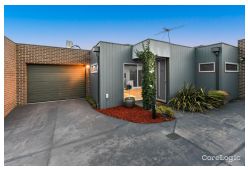


1/7 AMANDA DRIVE CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$550,000** Sold Date **12-Feb-24**

Distance **1.8km**



3/3B BAWDEN STREET CARRUM DOWNS VIC 3201

2 1 2

Sold Price RS **$538,000** Sold Date **05-Apr-24**

Distance **0.91km**



1/33 BRODERICK ROAD CARRUM DOWNS VIC 3201

2 1 1

Sold Price **$535,000** Sold Date **08-Nov-23**

Distance **1.44km**

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

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