

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

19/25 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

\$400,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Nov 2018

to

31 Oct 2019

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

12/60 Protea Street Carrum Downs VIC 3201	\$418,000	13-Jul-19
11/59 Cadles Road Carrum Downs VIC 3201	\$420,000	17-Oct-19
32/11 Brunnings Road Carrum Downs VIC 3201	\$397,000	31-Aug-19

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: 19 November 2019



**12/60 Protea Street Carrum Downs
VIC 3201**

2 1 1

Sold Price

\$418,000

Sold Date

13-Jul-19

Distance

0.23km



**11/59 Cadles Road Carrum Downs
VIC 3201**

2 2 1

Sold Price

^{RS} **\$420,000**

Sold Date

17-Oct-19

Distance

0.42km



**32/11 Brunnings Road Carrum
Downs VIC 3201**

2 1 1

Sold Price

\$397,000

Sold Date

31-Aug-19

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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