

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

15/25 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Dec 2018

to

30 Nov 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

14/25 Cadles Road Carrum Downs VIC 3201	\$405,000	27-Jun-19
6/25 Cadles Road Carrum Downs VIC 3201	\$428,000	04-Jul-19
3/25 Cadles Road Carrum Downs VIC 3201	\$410,000	27-Sep-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: 03 December 2019



**14/25 Cadles Road Carrum Downs
VIC 3201**

 3  2  1

Sold Price

\$405,000

Sold Date

27-Jun-19

Distance

0.01km



**6/25 Cadles Road Carrum Downs
VIC 3201**

 3  1  1

Sold Price

\$428,000

Sold Date

04-Jul-19

Distance

0.08km



**3/25 Cadles Road Carrum Downs
VIC 3201**

 3  1  1

Sold Price

\$410,000

Sold Date

27-Sep-19

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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