

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

1/182 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Jul 2021

to

30 Jun 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

8/25 CADLES ROAD CARRUM DOWNS VIC 3201	\$525,000	02-Mar-22
24/49 OBERON DRIVE CARRUM DOWNS VIC 3201	\$570,000	16-Feb-22
4/70 PROTEA STREET CARRUM DOWNS VIC 3201	\$505,000	27-Apr-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.~~

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Krystina Zecchin
P 03 9052 5032
M 0421 657 498
E info@livingvictoria.com.au



8/25 CADLES ROAD CARRUM DOWNS VIC 3201

3 1 1

Sold Price **\$525,000** Sold Date **02-Mar-22**

Distance **1.35km**



24/49 OBERON DRIVE CARRUM DOWNS VIC 3201

3 1 1

Sold Price **\$570,000** Sold Date **16-Feb-22**

Distance **0.57km**



4/70 PROTEA STREET CARRUM DOWNS VIC 3201

3 1 1

Sold Price **\$505,000** Sold Date **27-Apr-22**

Distance **1.52km**

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

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