

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

1/134 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

\$665,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/130 CADLES ROAD CARRUM DOWNS VIC 3201	\$705,000	12-Jan-25
5/28 MADISSON CRESCENT CARRUM DOWNS VIC 3201	\$717,000	09-Feb-25
6 PIPPA WAY CARRUM DOWNS VIC 3201	\$692,050	03-Mar-25

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: 29 March 2025

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**1/130 CADLES ROAD CARRUM
DOWNS VIC 3201**

 3  2  2

Sold Price

\$705,000

Sold Date

12-Jan-25

Distance

0.04km



**5/28 MADISSON CRESCENT
CARRUM DOWNS VIC 3201**

 3  2  2

Sold Price

^{RS} **\$717,000**

Sold Date

09-Feb-25

Distance

1.12km



**6 PIPPA WAY CARRUM DOWNS
VIC 3201**

 3  2  2

Sold Price

^{RS} **\$692,050**

Sold Date

03-Mar-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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