

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

9 AUTUMN CRESCENT 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Carrum Downs

Period-from

01 Apr 2024

to

31 Mar 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

6/91 CADLES ROAD CARRUM DOWNS VIC 3201

\$575,000

13-Nov-24

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 April 2025

Symone Gatt

M 0430 003 583

E symone.gatt@obre.com.au**6/91 CADLES ROAD CARRUM
DOWNS VIC 3201** 2  2  1

Sold Price

\$575,000

Sold Date

13-Nov-24

Distance

0.86km**RS** = Recent sale**UN** = Undisclosed Sale

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