

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Address: 12/25 Cadles Road, Carrum Downs

Indicative selling price:

For the meaning of this price see consumer.vic.gov.au/underquoting

Asking Price \$459,950

Median sale price:

Median **House** for **Carrum Downs** for period **March 2017 - July 2017**

Sourced from <https://rpp.rpdata.com>

\$457,500

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agents representative considers to be the most comparable to the property for sale.

Address:	Price:	Date of sale:
10A Protea Street, Carrum Downs	\$420,000	25/03/2017
31/41-43 Cadles Road, Carrum Downs	\$415,000	22/06/2017
8 Protea Street, Carrum Downs	\$430,000	11/04/2017



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