

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 Poppy Place 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Aug 2020

to

31 Jul 2021

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 Poppy Place Carrum Downs VIC 3201	\$640,000	11-Apr-21
2/73 Lyrebird Drive Carrum Downs VIC 3201	\$630,000	24-Jun-21

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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8 Poppy Place Carrum Downs VIC 3201

3 2 1

Sold Price

\$640,000

Sold Date

11-Apr-21

Distance

0.02km



2/73 Lyrebird Drive Carrum Downs VIC 3201

3 2 2

Sold Price

^{RS} **\$630,000**

Sold Date

24-Jun-21

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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