

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

3 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$545,000

Property type

House

Suburb

Carrum Downs

Period-from

01 Sep 2018

to

31 Aug 2019

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

7 Lavender Lane Carrum Downs VIC 3201	\$503,600	30-Mar-19
4/100 Cadles Road Carrum Downs VIC 3201	\$485,000	16-May-19
15/20 Carrum Woods Drive Carrum Downs VIC 3201	\$500,000	03-Aug-19

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: 23 September 2019



7 Lavender Lane Carrum Downs VIC 3201

3 2 1

Sold Price \$503,600 Sold Date 30-Mar-19

Distance **0.04km**



4/100 Cadles Road Carrum Downs VIC 3201

3 2 2

Sold Price \$485,000 Sold Date 16-May-19

Distance **1.11km**



15/20 Carrum Woods Drive Carrum Downs VIC 3201

3 2 2

^{RS} **Sold Price \$500,000 Sold Date 03-Aug-19**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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