

## 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

4 Oldis Close Caroline Springs VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2020

to

30 Nov 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 Liriope Green Caroline Springs VIC 3023	\$667,000	10-Jul-21
31 Mount Way Caroline Springs VIC 3023	\$655,000	06-Oct-21
24 Cobblestone Green Caroline Springs VIC 3023	\$680,000	02-Aug-21

OR

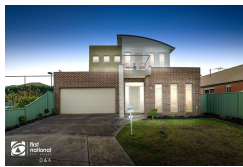
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 December 2021

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**8 Liriope Green Caroline Springs  
VIC 3023**

 3  2  2

Sold Price

**\$667,000**

Sold Date

**10-Jul-21**

Distance

**1.03km**



**31 Mount Way Caroline Springs VIC  
3023**

 3  2  2

Sold Price

**\$655,000**

Sold Date

**06-Oct-21**

Distance

**1.55km**



**24 Cobblestone Green Caroline  
Springs VIC 3023**

 3  2  2

Sold Price

**\$680,000**

Sold Date

**02-Aug-21**

Distance

**1.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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