

## 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 Welsh Court 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2019

to

30 Jun 2020

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 2 Moreton Close Caroline Springs VIC 3023    | \$670,000 | 16-Jan-20 |
| 5 St Johns Walk Caroline Springs VIC 3023    | \$655,000 | 17-Feb-20 |
| 19 Islington Place Caroline Springs VIC 3023 | \$650,000 | 11-May-20 |

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: 07 July 2020


**2 Moreton Close Caroline Springs  
VIC 3023**
 3  2  2

Sold Price

**\$670,000**

Sold Date

**16-Jan-20**

Distance

**1.24km**

**5 St Johns Walk Caroline Springs  
VIC 3023**
 3  2  2

Sold Price

**\$655,000**

Sold Date

**17-Feb-20**

Distance

**0.74km**

**19 Islington Place Caroline Springs  
VIC 3023**
 3  2  2

Sold Price

**\$650,000**

Sold Date

**11-May-20**

Distance

**1.58km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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