

## 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

20 Alexandra Gardens 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2020

to

31 Aug 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

4 Studley Park Way Caroline Springs VIC 3023	\$511,000	02-Nov-20
18 Cobaw Circuit Caroline Springs VIC 3023	\$590,000	13-Mar-21
29 Cobaw Circuit Caroline Springs VIC 3023	\$577,000	03-Apr-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: 02 September 2021


**4 Studley Park Way Caroline Springs VIC 3023**

 3
  2
  1

Sold Price

**\$511,000**

Sold Date **02-Nov-20**

Distance

**0.22km**

**18 Cobaw Circuit Caroline Springs VIC 3023**

 3
  2
  1

Sold Price

**\$590,000**

Sold Date **13-Mar-21**

Distance

**0.33km**

**29 Cobaw Circuit Caroline Springs VIC 3023**

 3
  1
  1

Sold Price

<sup>RS</sup> **\$577,000**

Sold Date **03-Apr-21**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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