

## 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

57 Abbington Crescent 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

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$707,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2021

to

31 Jan 2022

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 11 Yendon Close Caroline Springs VIC 3023    | \$620,000 | 06-Nov-21 |
| 29 Kyneton Circuit Caroline Springs VIC 3023 | \$621,000 | 27-Oct-21 |
| 4 Kooyong Way Caroline Springs VIC 3023      | \$650,000 | 21-Dec-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: 25 February 2022

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**11 Yendon Close Caroline Springs  
VIC 3023**

 3  2  1

Sold Price

**\$620,000**

Sold Date

**06-Nov-21**

Distance

**0.3km**

**Notes from your agent**

Only 300m away.



**29 Kyneton Circuit Caroline Springs  
VIC 3023**

 3  2  1

Sold Price

**\$621,000**

Sold Date

**27-Oct-21**

Distance

**0.99km**



**4 Kooyong Way Caroline Springs  
VIC 3023**

 3  2  1

Sold Price

**\$650,000**

Sold Date

**21-Dec-21**

Distance

**1.91km**

RS = Recent sale

UN = Undisclosed Sale

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