

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

5 Hurlingham Place Caroline Springs VIC 3023

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

\$790,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2019

to

31 Jan 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

7 Manora Retreat Caroline Springs VIC 3023	\$845,000	03-Sep-19
13 Drummond Street Caroline Springs VIC 3023	\$777,000	05-Sep-19
27 Damaine Circuit Caroline Springs VIC 3023	\$805,000	23-Sep-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: 14 February 2020



**7 Manora Retreat Caroline Springs
VIC 3023**

 4  2  2

Sold Price

\$845,000

Sold Date

03-Sep-19

Distance

1.04km



**13 Drummond Street Caroline
Springs VIC 3023**

 4  2  2

Sold Price

\$777,000

Sold Date

05-Sep-19

Distance

1.16km



**27 Damaine Circuit Caroline Springs
VIC 3023**

 4  2  2

Sold Price

\$805,000

Sold Date

23-Sep-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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