

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 EMERALD COURT 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2021

to

31 Aug 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

4 MILLSTREAM WAY CAROLINE SPRINGS VIC 3023	\$540,000	17-Aug-22
4 YENDON CLOSE CAROLINE SPRINGS VIC 3023	\$550,000	03-Aug-22
38 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023	\$565,000	29-Jul-22

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: 01 September 2022

4 MILLSTREAM WAY CAROLINE SPRINGS VIC 3023
 3  1  1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **17-Aug-22**

Distance **1.98km**

4 YENDON CLOSE CAROLINE SPRINGS VIC 3023
 3  1  1

Sold Price ^{RS} **\$550,000** Sold Date **03-Aug-22**

Distance **1.52km**

38 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023
 3  1  2

Sold Price ^{RS} **\$565,000** Sold Date **29-Jul-22**

Distance **1.52km**
RS = Recent sale

UN = Undisclosed Sale

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