

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

2 Cranwell Square 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

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

5 Landcox Way Caroline Springs VIC 3023	\$500,000	02-Apr-20
27 Marine Parade Caroline Springs VIC 3023	\$465,000	15-Feb-20
12 Kai Close Caroline Springs VIC 3023	\$477,000	06-Feb-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: 13 July 2020


5 Landcox Way Caroline Springs VIC 3023
 3  2  2

Sold Price

\$500,000

 Sold Date **02-Apr-20**

 Distance **0.12km**

27 Marine Parade Caroline Springs VIC 3023
 3  2  1

Sold Price

\$465,000

 Sold Date **15-Feb-20**

 Distance **0.62km**

12 Kai Close Caroline Springs VIC 3023
 3  2  2

Sold Price

\$477,000

 Sold Date **06-Feb-20**

 Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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