

## 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

18 Stoneman Turn 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

\$570,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2020

to

31 Jan 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 22 Clarendon Wynd Caroline Springs VIC 3023  | \$575,000 | 06-Jul-20 |
| 33 Stoke Heath Way Caroline Springs VIC 3023 | \$570,000 | 07-Jul-20 |
| 14 Boathouse Drive Caroline Springs VIC 3023 | \$570,000 | 05-Nov-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: 18 February 2021



### 22 Clarendon Wynd Caroline Springs VIC 3023

4 2 1

Sold Price **\$575,000** Sold Date **06-Jul-20**

Distance **0.33km**



### 33 Stoke Heath Way Caroline Springs VIC 3023

3 1 1

Sold Price **\$570,000** Sold Date **07-Jul-20**

Distance **1.18km**



### 14 Boathouse Drive Caroline Springs VIC 3023

2 1 1

Sold Price Sold Date **05-Nov-20**

Distance **1.38km**



### 98 Opie Road Albanvale VIC 3021

3 1 1

Sold Price **\$573,000** Sold Date **11-Nov-20**

Distance **1.44km**



### 5 Willandra Loop Caroline Springs VIC 3023

3 2 1

Sold Price **\$590,000** Sold Date **13-Oct-20**

Distance **1.45km**



### 10 Otway Green Caroline Springs VIC 3023

3 2 1

Sold Price **\$580,000** Sold Date **19-May-20**

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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**15 Naracoorte Drive Caroline Springs VIC 3023**

 3  2  1

Sold Price **\$570,000** Sold Date **22-Jan-20**

Distance **1.76km**



**111 Phyllis Parade Deer Park VIC 3023**

 3  2  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **22-Jan-21**

Distance **1.91km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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