

## 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 BAY STREET 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

\$880,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 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

23 COPPIN LANE CAROLINE SPRINGS VIC 3023	\$880,000	14-Jun-21
11 LORIMER STREET CAROLINE SPRINGS VIC 3023	\$901,000	17-Oct-21
2 SEINE PLACE CAROLINE SPRINGS VIC 3023	\$885,000	13-Jul-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: 21 April 2022



### 23 COPPIN LANE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$880,000** Sold Date **14-Jun-21**

Distance **0.07km**



### 11 LORIMER STREET CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$901,000** Sold Date **17-Oct-21**

Distance **0.4km**



### 2 SEINE PLACE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$885,000** Sold Date **13-Jul-21**

Distance **0.49km**



### 2 CHERRY LAKE GREEN CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$920,000** Sold Date **05-Aug-21**

Distance **1.45km**



### 13 ABBOTSFORD LANE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$885,000** Sold Date **05-Oct-21**

Distance **0.32km**



### 12 MCLAREN CHASE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$912,500** Sold Date **17-Oct-21**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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