

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

58 Botanical Drive 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

\$860,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2020

to

31 Aug 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

15 Dahlia Drive Caroline Springs VIC 3023	\$880,000	08-May-21
17 Lancefield Drive Caroline Springs VIC 3023	\$860,000	24-May-21
23 Coppin Lane Caroline Springs VIC 3023	\$880,000	16-Jun-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: 13 September 2021

AREASPECIALIST

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15 Dahlia Drive Caroline Springs VIC 3023

Sold Price

\$880,000

Sold Date

08-May-21

4

2

2

Distance

0.19km



17 Lancefield Drive Caroline Springs VIC 3023

Sold Price

\$860,000

Sold Date

24-May-21

3

2

3

Distance

1.32km



23 Coppin Lane Caroline Springs VIC 3023

Sold Price

^{RS} **\$880,000**

Sold Date

16-Jun-21

3

2

2

Distance

1.49km



29 Cranwell Square Caroline Springs VIC 3023

Sold Price

^{RS} **\$890,000**

Sold Date

12-Aug-21

3

2

2

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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