

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

7 PEPPER TREE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Aug 2021

to

31 Jul 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 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023	\$905,000	14-May-22
12 BUNYIP WALK CAROLINE SPRINGS VIC 3023	\$898,000	01-Mar-22
6 RUTHERGLEN WAY CAROLINE SPRINGS VIC 3023	\$891,000	13-Aug-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: 17 August 2022



4 LAMBERTIA LOOP CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$905,000

Sold Date

14-May-22

Distance

0.45km


12 BUNYIP WALK CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$898,000

Sold Date

01-Mar-22

Distance

0.86km


6 RUTHERGLEN WAY CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

^{RS} **\$891,000**

Sold Date

13-Aug-22

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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