

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

1 Cobblestone Green 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

\$840,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2020

to

31 Oct 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

2 Grove Hall Place Caroline Springs VIC 3023	\$860,000	11-Nov-21
83 Springlake Avenue Caroline Springs VIC 3023	\$915,000	10-Jul-21
33 Holland Way Caroline Springs VIC 3023	\$882,000	30-Oct-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: 23 November 2021



2 Grove Hall Place Caroline Springs VIC 3023

Sold Price

^{RS} **\$860,000**

Sold Date

11-Nov-21

 4  2  2

Distance

0.86km



83 Springlake Avenue Caroline Springs VIC 3023

Sold Price

^{RS} **\$915,000**

Sold Date

10-Jul-21

 4  2  2

Distance

1.23km



33 Holland Way Caroline Springs VIC 3023

Sold Price

^{RS} **\$882,000**

Sold Date

30-Oct-21

 5  3  3

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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