

## 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

17 Dickerson Way 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,000

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

12 Hessian Green Caroline Springs VIC 3023	\$605,000	25-Aug-20
15 Pro Hart Way Caroline Springs VIC 3023	\$600,000	05-Feb-20
10 Lorraine Court Hillside VIC 3037	\$638,000	26-Feb-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.~~

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# AREASPECIALIST

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**12 Hessing Green Caroline Springs  
VIC 3023**

Sold Price

**\$605,000**

Sold Date **25-Aug-20**

 3  2  2

Distance **0.27km**



**15 Pro Hart Way Caroline Springs  
VIC 3023**

Sold Price

**\$600,000**

Sold Date **05-Feb-20**

 4  2  2

Distance **0.33km**



**10 Lorraine Court Hillside VIC 3037**

Sold Price

**\$638,000**

Sold Date **26-Feb-20**

 4  2  2

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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