

## 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

57 The Parkway 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

\$570,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2021

to

31 Dec 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

8 Innes Place Caroline Springs VIC 3023	\$607,000	17-Oct-21
3 Mersey Lane Caroline Springs VIC 3023	\$565,000	12-Aug-21
11 Yendon Close Caroline Springs VIC 3023	\$620,000	06-Nov-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: 27 January 2022



**8 Innes Place Caroline Springs VIC 3023**

Sold Price

**\$607,000**

Sold Date

**17-Oct-21**

 3  2  1

Distance

**0.12km**



**3 Mersey Lane Caroline Springs VIC 3023**

Sold Price

**\$565,000**

Sold Date

**12-Aug-21**

 3  2  1

Distance

**0.93km**



**11 Yendon Close Caroline Springs VIC 3023**

Sold Price

**\$620,000**

Sold Date

**06-Nov-21**

 3  2  1

Distance

**1.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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