

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

7/5-6 Chelsworth Place 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2021

to

31 Jan 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

15/13 Greville Street Caroline Springs VIC 3023	\$571,000	07-Oct-21
1/10-12 Kooyong Way Caroline Springs VIC 3023	\$640,000	11-Jan-22
30/79 Lancefield Drive Caroline Springs VIC 3023	\$550,000	05-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.~~

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15/13 Greville Street Caroline Springs VIC 3023

3 2 2

Sold Price **\$571,000** Sold Date **07-Oct-21**

Distance **1.07km**



1/10-12 Kooyong Way Caroline Springs VIC 3023

3 2 2

Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **11-Jan-22**

Distance **0.52km**

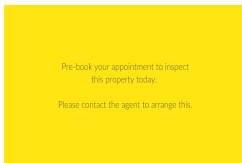


30/79 Lancefield Drive Caroline Springs VIC 3023

3 2 2

Sold Price **\$550,000** Sold Date **05-Nov-21**

Distance **1.95km**



4/4 Landers Court Caroline Springs VIC 3023

3 2 2

Sold Price **\$605,000** Sold Date **04-Oct-21**

Distance **1.74km**



7/25 Boathouse Drive Caroline Springs VIC 3023

3 2 2

Sold Price **\$623,000** Sold Date **09-Nov-21**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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