

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

5 LINLITHGOW PARADE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2021

to

30 Sep 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

5 DARTMOUTH COURT CAROLINE SPRINGS VIC 3023	\$1,100,000	06-Jul-22
28 THE GRANGE CAROLINE SPRINGS VIC 3023	\$1,181,500	14-May-22
26 DAMAINE CIRCUIT CAROLINE SPRINGS VIC 3023	\$1,152,000	11-May-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: 02 October 2022



5 DARTMOUTH COURT CAROLINE SPRINGS VIC 3023

Sold Price

\$1,100,000

Sold Date

06-Jul-22



4



2



2

Distance

0.85km



28 THE GRANGE CAROLINE SPRINGS VIC 3023

Sold Price

\$1,181,500

Sold Date

14-May-22



4



2



2

Distance

1.42km



26 DAMAINE CIRCUIT CAROLINE SPRINGS VIC 3023

Sold Price

\$1,152,000

Sold Date

11-May-22



4



2



2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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