

## 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

22 Cobblestone Green 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

\$900,000

&

\$975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 4 Cairn Curran Terrace Caroline Springs VIC 3023 | \$1,060,000 | 02-Mar-20 |
| 25 Ranmore Grove Caroline Springs VIC 3023       | \$862,000   | 24-Sep-19 |
| 10 Lake Eyre Place Caroline Springs VIC 3023     | \$845,000   | 21-Oct-19 |

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: 19 March 2020

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## 4 Cairn Curran Terrace Caroline Springs VIC 3023

4 2 2

Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **02-Mar-20**

Distance **1.04km**



## 25 Ranmore Grove Caroline Springs VIC 3023

4 2 2

Sold Price **\$862,000** Sold Date **24-Sep-19**

Distance **1.06km**



## 10 Lake Eyre Place Caroline Springs VIC 3023

4 3 2

Sold Price **\$845,000** Sold Date **21-Oct-19**

Distance **1.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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