

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

8/5 Strathvea Lane 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$464,750

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2019

to

31 Jan 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

5 The Entrance Caroline Springs VIC 3023	\$485,000	19-Oct-19
8/10-12 Kooyong Way Caroline Springs VIC 3023	\$495,000	13-Dec-19
22/8 The Crossing Caroline Springs VIC 3023	\$480,000	06-Jan-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.

This Statement of Information was prepared on: 11 February 2020



**5 The Entrance Caroline Springs
VIC 3023**

 3  2  2

Sold Price **\$485,000** Sold Date **19-Oct-19**

Distance **0.84km**



**8/10-12 Kooyong Way Caroline
Springs VIC 3023**

 3  2  2

Sold Price **\$495,000** Sold Date **13-Dec-19**

Distance **0.86km**



**22/8 The Crossing Caroline Springs
VIC 3023**

 3  2  2

Sold Price **\$480,000** Sold Date **06-Jan-20**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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