

## 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

38 Olsen Retreat 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

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jun 2020

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 36 Clarendon Wynd Caroline Springs VIC 3023    | \$660,000 | 24-May-21 |
| 6 Hascombe Drive Caroline Springs VIC 3023     | \$665,000 | 06-Apr-21 |
| 8 Abbington Crescent Caroline Springs VIC 3023 | \$681,000 | 30-Mar-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: 25 June 2021

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## 36 Clarendon Wynd Caroline Springs VIC 3023

3 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**24-May-21**

Distance

**3.64km**



## 6 Hascombe Drive Caroline Springs VIC 3023

3 2 2

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**06-Apr-21**

Distance

**0.79km**



## 8 Abbington Crescent Caroline Springs VIC 3023

3 2 2

Sold Price

**\$681,000**

Sold Date

**30-Mar-21**

Distance

**3.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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