

## 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

83 BOTANICAL DRIVE 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2021

to

30 Jun 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

|                                              |             |           |
|----------------------------------------------|-------------|-----------|
| 1 GROVE HALL PLACE CAROLINE SPRINGS VIC 3023 | \$1,015,500 | 26-Mar-22 |
| 39 CASSAN WAY CAROLINE SPRINGS VIC 3023      | \$1,015,000 | 05-Apr-22 |
| 7 LONSDALE COURT CAROLINE SPRINGS VIC 3023   | \$1,040,000 | 24-Feb-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: 29 July 2022



# RELIANCE

real estate

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## 1 GROVE HALL PLACE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

**\$1,015,500**

Sold Date

**26-Mar-22**

Distance

**1.68km**



## 39 CASSAN WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

**\$1,015,000**

Sold Date

**05-Apr-22**

Distance

**2.09km**



## 7 LONSDALE COURT CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

**\$1,040,000**

Sold Date

**24-Feb-22**

Distance

**3.18km**

RS = Recent sale

UN = Undisclosed Sale

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