

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

57 EDGBASTON PARADE, 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)

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$637,500

House

X

Unit


Suburb

CAROLINE SPRINGS

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 FLINDERS PL, CAROLINE SPRINGS, VIC 3023	*\$690,000	19/03/2018
18 BARRINGTON CCT, CAROLINE SPRINGS, VIC 3023	**\$660,000	25/01/2018
51 LAWSON WAY, CAROLINE SPRINGS, VIC 3023	\$583,000	14/01/2018