Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 12 Yendon Close, Caroline Springs Vic 3023 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between \$490,000 | & | \$539,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$645,000 | Pro | perty Type | House | | Suburb | Caroline Springs |
|---------------|------------|-----|------------|-------|--------|--------|------------------|
| Period - From | 01/10/2019 | to | 30/09/2020 | | Source | REIV | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|--|-----------|--------------|
| 1 | 14 Lauricella PI CAROLINE SPRINGS 3023 | \$557,000 | 17/10/2020 |
| 2 | 14 Belleville CI BURNSIDE HEIGHTS 3023 | \$515,000 | 13/06/2020 |
| 3 | 4 Studley Park Way CAROLINE SPRINGS 3023 | \$511,000 | 02/11/2020 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 03/12/2020 21:27 |
|--|------------------|









Property Type: House (Res) Land Size: 315 sqm approx

Agent Comments

Merryn Schmidt (03) 9831 3007 0413 994 597 merryns@metrops.com.au

Indicative Selling Price \$490,000 - \$539,000 **Median House Price** Year ending September 2020: \$645,000

Comparable Properties



14 Lauricella PI CAROLINE SPRINGS 3023

(REI/VG)

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Price: \$557,000 Method: Auction Sale Date: 17/10/2020

Property Type: House (Res) Land Size: 320 sqm approx

Agent Comments

14 Belleville CI BURNSIDE HEIGHTS 3023 (REI/VG)

Method: Auction Sale

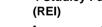


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--3 Price: \$515.000

Date: 13/06/2020 Property Type: House (Res) Land Size: 379 sqm approx

Agent Comments



4 Studley Park Way CAROLINE SPRINGS 3023 Agent Comments

-3



Price: \$511,000

Method: Sold Before Auction

Date: 02/11/2020 Property Type: House Land Size: 312 sqm approx

Account - Metro Property Management | P: 03 9831 3000



