

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

12 Yendon Close, Caroline Springs Vic 3023

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 Property 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	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 comparable properties 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

12 Yendon Close, Caroline Springs Vic 3023

Merryn Schmidt

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Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending September 2020: \$645,000



3 2 1-2

Property Type: House (Res)

Land Size: 315 sqm approx

Agent Comments

Comparable Properties



14 Lauricella PI CAROLINE SPRINGS 3023
(REI/VG)

Agent Comments

3 2 1

Price: \$557,000

Method: Auction Sale

Date: 17/10/2020

Property Type: House (Res)

Land Size: 320 sqm approx

14 Belleville CI BURNSIDE HEIGHTS 3023
(REI/VG)

Agent Comments

3 2 2

Price: \$515,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 379 sqm approx



4 Studley Park Way CAROLINE SPRINGS 3023
(REI)

Agent Comments

3 2 1

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.