

## 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

23 COPPIN LANE 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

\$940,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2021

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 28 MONCKTON PLACE CAROLINE SPRINGS VIC 3023 | \$950,000 | 19-Jan-22 |
| 2 MURCHISON PLACE CAROLINE SPRINGS VIC 3023 | \$950,000 | 07-Mar-22 |
| 35 OTAGO LOOP CAROLINE SPRINGS VIC 3023     | \$950,000 | 06-May-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: 15 May 2022

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**28 MONCKTON PLACE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$950,000**

Sold Date

**19-Jan-22**

4 3 2

Distance

**0.71km**



**2 MURCHISON PLACE CAROLINE SPRINGS VIC 3023**

Sold Price

Sold Date

**07-Mar-22**

4 2 2

Distance

**0.73km**



**35 OTAGO LOOP CAROLINE SPRINGS VIC 3023**

Sold Price

<sup>RS</sup> **\$950,000**

Sold Date

**06-May-22**

5 2 2

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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