

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

5 Dowie Place Caroline Springs VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2020

to

28 Feb 2021

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

12 Burtt Avenue Caroline Springs VIC 3023	\$800,000	26-Nov-20
4 Oakview Parade Caroline Springs VIC 3023	\$886,000	26-Nov-20

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.

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**12 Burtt Avenue Caroline Springs
VIC 3023**

 4  2  2

Sold Price

\$800,000

Sold Date **26-Nov-20**

Distance

0.31km

Notes from your agent

Land on this property is larger but the house is only 20 SQ in total.



**4 Oakview Parade Caroline Springs
VIC 3023**

 4  2  2

Sold Price

\$886,000

Sold Date **26-Nov-20**

Distance

0.9km

Notes from your agent

This home was slightly larger at 38 SQ and landl is larger. We actually sold this, styling was slightly older, but vendors put in a pool about 12 months ago.

RS = Recent sale

UN = Undisclosed Sale

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