

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

44 Edgbaston Parade 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

\$810,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2020

to

31 Oct 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

64 Springlake Avenue Caroline Springs VIC 3023	\$840,000	18-Jul-21
19 Woodward Way Caroline Springs VIC 3023	\$855,000	25-Mar-21
11 Caesia Way Caroline Springs VIC 3023	\$845,000	28-Jan-21

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: 13 November 2021

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64 Springlake Avenue Caroline Springs VIC 3023

 4  2  2

Sold Price

\$840,000

Sold Date

18-Jul-21

Distance

1.06km



19 Woodward Way Caroline Springs VIC 3023

 4  2  2

Sold Price

\$855,000

Sold Date

25-Mar-21

Distance

1.22km



11 Caesia Way Caroline Springs VIC 3023

 4  2  2

Sold Price

\$845,000

Sold Date

28-Jan-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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