

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

4 Kooyong Way 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,125

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2020

to

30 Nov 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

| | | |
|--|-----------|-----------|
| 22 Alexandra Gardens Caroline Springs VIC 3023 | \$645,000 | 25-Nov-21 |
| 20 Moreton Close Caroline Springs VIC 3023 | \$642,000 | 23-Mar-21 |
| 26 The Parkway Caroline Springs VIC 3023 | \$638,000 | 03-Aug-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: 22 December 2021

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22 Alexandra Gardens Caroline Springs VIC 3023

Sold Price

^{RS} **\$645,000**

Sold Date

25-Nov-21

 3
  2
  1

Distance

0.69km



20 Moreton Close Caroline Springs VIC 3023

Sold Price

\$642,000

Sold Date

23-Mar-21

 3
  2
  1

Distance

3.3km



26 The Parkway Caroline Springs VIC 3023

Sold Price

\$638,000

Sold Date

03-Aug-21

 3
  2
  1

Distance

2.87km

RS = Recent sale

UN = Undisclosed Sale

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