

## 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 LANDCOX WAY CAROLINE SPRINGS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2022

to

28 Feb 2023

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 69 THE GLADES TAYLORS HILL VIC 3037     | \$513,000 | 20-Oct-22 |
| 39 DURACK CIRCUIT TAYLORS HILL VIC 3037 | \$525,000 | 15-Jan-23 |
| 57 DURACK CIRCUIT TAYLORS HILL VIC 3037 | \$515,000 | 19-Dec-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: 03 March 2023



### 69 THE GLADES TAYLORS HILL VIC 3037

3 2 2

Sold Price

**\$513,000**

Sold Date **20-Oct-22**

Distance **1.9km**



### 39 DURACK CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price

<sup>RS</sup> **\$525,000** <sup>UN</sup>

Sold Date **15-Jan-23**

Distance **1.18km**



### 57 DURACK CIRCUIT TAYLORS HILL VIC 3037

3 2 2

Sold Price

**\$515,000**

Sold Date **19-Dec-22**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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