

## 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

15/13 Greville Street 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

\$549,000

&

\$589,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Sep 2020

to

31 Aug 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

3/13 Greville Street Caroline Springs VIC 3023	\$585,000	20-Aug-21
7 Meyers Lane Caroline Springs VIC 3023	\$565,000	20-Aug-21
5/10 Stamford Grove Caroline Springs VIC 3023	\$550,000	12-Apr-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.~~

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**3/13 Greville Street Caroline Springs VIC 3023**

4 3 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **20-Aug-21**

Distance **0.03km**



**7 Meyers Lane Caroline Springs VIC 3023**

3 2 1

Sold Price <sup>RS</sup> **\$565,000** <sup>UN</sup> Sold Date **20-Aug-21**

Distance **0.46km**



**5/10 Stamford Grove Caroline Springs VIC 3023**

3 2 1

Sold Price **\$550,000** Sold Date **12-Apr-21**

Distance **1.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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