

## 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

22 BENDIGO CIRCUIT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 2022

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

5 DODD LANE CAROLINE SPRINGS VIC 3023	\$650,000	26-Feb-22
57 ABBINGTON CRESCENT CAROLINE SPRINGS VIC 3023	\$630,000	18-Mar-22
11 YENDON CLOSE CAROLINE SPRINGS VIC 3023	\$620,000	06-Nov-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: 19 April 2022


**5 DODD LANE CAROLINE SPRINGS VIC 3023**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**26-Feb-22**


3



2



2

Distance

**1.79km**

**57 ABBINGTON CRESCENT CAROLINE SPRINGS VIC 3023**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**18-Mar-22**


3



2



1

Distance

**1.58km**

**11 YENDON CLOSE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$620,000**

Sold Date

**06-Nov-21**


3



2



1

Distance

**1.87km**

RS = Recent sale

UN = Undisclosed Sale

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