

## 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

9 Renfrey Gardens 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

\$660,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2020

to

30 Sep 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

5 Cobaw Circuit Caroline Springs VIC 3023	\$675,000	26-May-21
47 Botanical Drive Caroline Springs VIC 3023	\$660,000	15-May-21
40 Gisborne Way Caroline Springs VIC 3023	\$660,000	26-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.~~

This Statement of Information was prepared on: 19 October 2021

# AREASPECIALIST

Area Specialist

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## 5 Cobaw Circuit Caroline Springs VIC 3023

3 2 2

Sold Price

**\$675,000**

Sold Date

**26-May-21**

Distance

**0.74km**



## 47 Botanical Drive Caroline Springs VIC 3023

3 2 2

Sold Price

**\$660,000**

Sold Date

**15-May-21**

Distance

**0.85km**



## 40 Gisborne Way Caroline Springs VIC 3023

4 2 2

Sold Price

Sold Date

**26-Apr-21**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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