

## 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

14 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jun 2020

to

31 May 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

6 Glen Drouitt Drive Caroline Springs VIC 3023	\$760,000	17-Mar-21
27 Oakview Parade Caroline Springs VIC 3023	\$785,000	23-Jan-21
21 Claretown Avenue Caroline Springs VIC 3023	\$782,500	17-Feb-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: 28 June 2021



### 6 Glen Drouitt Drive Caroline Springs VIC 3023

 3
  2
  2

Sold Price

<sup>RS</sup> \$760,000

Sold Date

17-Mar-21

Distance

0.95km



### 27 Oakview Parade Caroline Springs VIC 3023

 3
  2
  2

Sold Price

\$785,000

Sold Date

23-Jan-21

Distance

0.98km



### 21 Claretown Avenue Caroline Springs VIC 3023

 4
  2
  2

Sold Price

\$782,500

Sold Date

17-Feb-21

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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