

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

6 VERDON AVENUE CAROLINE SPRINGS VIC 3023

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2021

to

30 Apr 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

7 BUVELOT CRESCENT CAROLINE SPRINGS VIC 3023	\$630,000	23-Dec-21
3 DOYLE LANE CAROLINE SPRINGS VIC 3023	\$585,000	31-Jan-22
10 EDINBURGH LANE CAROLINE SPRINGS VIC 3023	\$602,500	17-Mar-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: 24 May 2022



7 BUVELOT CRESCENT CAROLINE SPRINGS VIC 3023

 2
  1
  1

Sold Price

\$630,000

Sold Date

23-Dec-21

Distance

0.72km


3 DOYLE LANE CAROLINE SPRINGS VIC 3023

 2
  1
  1

Sold Price

\$585,000

Sold Date

31-Jan-22

Distance

0.63km


10 EDINBURGH LANE CAROLINE SPRINGS VIC 3023

 2
  2
  2

Sold Price

\$602,500

Sold Date

17-Mar-22

Distance

1.06km
RS = Recent sale

UN = Undisclosed Sale

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