

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

2 Cassan Way 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

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

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

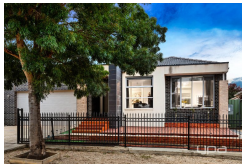
Date of sale

| | | |
|---|-----------|-----------|
| 15 Dahlia Drive Caroline Springs VIC 3023 | \$880,000 | 08-May-21 |
| 17 Lancefield Drive Caroline Springs VIC 3023 | \$860,000 | 24-May-21 |
| 14 Lawson Way Caroline Springs VIC 3023 | \$855,000 | 14-Jul-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: 21 September 2021



15 Dahlia Drive Caroline Springs VIC 3023

 4  2  2

Sold Price \$880,000 Sold Date 08-May-21

Distance **1.9km**



17 Lancefield Drive Caroline Springs VIC 3023

 3  2  3

Sold Price \$860,000 Sold Date 24-May-21

Distance **0.76km**



14 Lawson Way Caroline Springs VIC 3023

 4  2  2

Sold Price

\$855,000 Sold Date 14-Jul-21

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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