

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

23 CRANWELL SQUARE 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

&

\$620,000

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

50 MOUNT WAY CAROLINE SPRINGS VIC 3023	\$680,000	05-Mar-22
13 LAUFFRE WALK CAROLINE SPRINGS VIC 3023	\$645,000	03-Mar-22
11 GLACK WAY CAROLINE SPRINGS VIC 3023	\$600,000	23-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: 26 April 2022

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50 MOUNT WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

^{RS} \$680,000

Sold Date

05-Mar-22

Distance

1.78km



13 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

\$645,000

Sold Date

03-Mar-22

Distance

2.04km



11 GLACK WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

^{RS} \$600,000

Sold Date

23-Mar-22

Distance

1.79km



4 HEADLEY CLOSE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

Sold Date

18-Feb-22

Distance

2.97km



4 KOOYONG WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

\$650,000

Sold Date

21-Dec-21

Distance

0.25km



10 VERDON AVENUE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

\$624,000

Sold Date

16-Dec-21

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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14 CULLEN TERRACE CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

\$637,500 Sold Date **28-Jan-22**

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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