

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

16 Barrington Circuit 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Sep 2018

to

31 Aug 2019

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

12 Carisbrook Street Caroline Springs VIC 3023	\$600,000	06-Jul-19
10 Cranwell Square Caroline Springs VIC 3023	\$610,000	17-Aug-19
34 Clarendon Wynd Caroline Springs VIC 3023	\$600,000	23-May-19

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: 13 September 2019

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12 Carisbrook Street Caroline Springs VIC 3023

3 2 2

Sold Price

\$600,000

Sold Date

06-Jul-19

Distance

0.27km



10 Cranwell Square Caroline Springs VIC 3023

3 2 2

Sold Price

\$610,000

Sold Date

17-Aug-19

Distance

1.48km



34 Clarendon Wynd Caroline Springs VIC 3023

3 2 2

Sold Price

\$600,000

Sold Date

23-May-19

Distance

2.03km



8 Hele Close Caroline Springs VIC 3023

3 2 2

Sold Price

\$605,000

Sold Date

10-Jul-19

Distance

2.24km

RS = Recent sale

UN = Undisclosed Sale

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