

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

1 FETCHAM LANE 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2021

to

30 Sep 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

9 WORTHWENT LANE CAROLINE SPRINGS VIC 3023	\$600,000	20-Jul-22
13 TUMBALONG STREET CAROLINE SPRINGS VIC 3023	\$575,000	23-May-22
65 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023	\$600,000	14-Jun-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: 09 October 2022



9 WORTHWENT LANE CAROLINE SPRINGS VIC 3023

2 1 2

Sold Price

\$600,000

Sold Date

20-Jul-22

Distance

1.98km



13 TUMBALONG STREET CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$575,000

Sold Date

23-May-22

Distance

1.93km



65 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$600,000

Sold Date

14-Jun-22

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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