

## 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

12 HUNTS CROSS WAY CAROLINE SPRINGS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2021

to

31 Oct 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

6 HUNTS CROSS WAY CAROLINE SPRINGS VIC 3023	\$646,000	06-Aug-22
12 SMETHWICK GREEN CAROLINE SPRINGS VIC 3023	\$640,000	01-Jul-22
8 LANDERS COURT CAROLINE SPRINGS VIC 3023	\$630,000	24-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: 14 November 2022


**6 HUNTS CROSS WAY CAROLINE SPRINGS VIC 3023**
 3  2  2

Sold Price

**\$646,000**

 Sold Date **06-Aug-22**

 Distance **0.04km**

**12 SMETHWICK GREEN CAROLINE SPRINGS VIC 3023**
 3  1  1

Sold Price

**\$640,000**

 Sold Date **01-Jul-22**

 Distance **0.24km**

**8 LANDERS COURT CAROLINE SPRINGS VIC 3023**
 3  1  1

Sold Price

**\$630,000**

 Sold Date **24-Jun-22**

 Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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