

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

4 Studley Park 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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|----------------------------------------------|-----------|-----------|
| 45 Holland Way Caroline Springs VIC 3023 | \$540,000 | 15-Jun-20 |
| 14 Daly Circuit Caroline Springs VIC 3023 | \$515,000 | 10-Apr-20 |
| 14 Smethwick Green Caroline Springs VIC 3023 | \$500,000 | 01-Jul-20 |

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: 28 October 2020



45 Holland Way Caroline Springs VIC 3023

 3
  1
  1

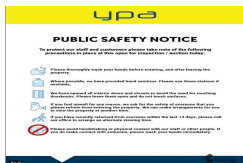
Sold Price

\$540,000

Sold Date

15-Jun-20

Distance

0.54km


14 Daly Circuit Caroline Springs VIC 3023

 3
  2
  1

Sold Price

\$515,000

Sold Date

10-Apr-20

Distance

1.26km


14 Smethwick Green Caroline Springs VIC 3023

 3
  1
  1

Sold Price

\$500,000

Sold Date

01-Jul-20

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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