

## 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

13 BENDIGO CIRCUIT 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

\$840,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,500

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

5 KENSINGTON STREET CAROLINE SPRINGS VIC 3023	\$875,000	25-Jun-22
50 BUSHY PARK AVENUE CAROLINE SPRINGS VIC 3023	\$850,000	16-Aug-22
20 BRUNTON AVENUE CAROLINE SPRINGS VIC 3023	\$847,500	30-May-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: 21 October 2022

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**5 KENSINGTON STREET CAROLINE SPRINGS VIC 3023**

Sold Price **\$875,000** Sold Date **25-Jun-22**

4 2 2

Distance **2.21km**



**50 BUSHY PARK AVENUE CAROLINE SPRINGS VIC 3023**

Sold Price <sup>RS</sup> **\$850,000** Sold Date **16-Aug-22**

4 4 2

Distance **2.43km**



**20 BRUNTON AVENUE CAROLINE SPRINGS VIC 3023**

Sold Price **\$847,500** Sold Date **30-May-22**

3 2 2

Distance **2.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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