

## 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

25 Landcox 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2020

to

30 Apr 2021

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

6/17-21 Cobaw Circuit Caroline Springs VIC 3023	\$478,000	14-Apr-21
3/5 Strathvea Lane Caroline Springs VIC 3023	\$480,000	12-Mar-21
419 Hume Drive Caroline Springs VIC 3023	\$525,000	22-Mar-21

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: 29 May 2021



**6/17-21 Cobaw Circuit Caroline Springs VIC 3023**

3 3 2

Sold Price

<sup>RS</sup> **\$478,000**

Sold Date

**14-Apr-21**

Distance

**0.95km**



**3/5 Strathvea Lane Caroline Springs VIC 3023**

3 2 2

Sold Price

**\$480,000**

Sold Date

**12-Mar-21**

Distance

**0.89km**



**419 Hume Drive Caroline Springs VIC 3023**

3 2 2

Sold Price

**\$525,000**

Sold Date

**22-Mar-21**

Distance

**1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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