

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

2/5 Strathvea 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,750

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2019

to

31 Mar 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

8/5 Strathvea Lane Caroline Springs VIC 3023	\$536,000	07-Mar-20
5 The Entrance Caroline Springs VIC 3023	\$485,000	19-Oct-19
8/10-12 Kooyong Way Caroline Springs VIC 3023	\$495,000	13-Dec-19

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 April 2020



8/5 Strathvea Lane Caroline Springs VIC 3023

 3  2  2

Sold Price ^{RS} \$536,000 Sold Date 07-Mar-20

Distance 0.03km



5 The Entrance Caroline Springs VIC 3023

 3  2  2

Sold Price \$485,000 Sold Date 19-Oct-19

Distance 0.84km



8/10-12 Kooyong Way Caroline Springs VIC 3023

 3  2  2

Sold Price \$495,000 Sold Date 13-Dec-19

Distance 0.87km

RS = Recent sale UN = Undisclosed Sale

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