

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

5 The Entrance 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Sep 2018

to

31 Aug 2019

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

6/4 Hopetoun Green Caroline Springs VIC 3023	\$460,000	25-May-19
17/79 Lancefield Drive Caroline Springs VIC 3023	\$497,500	25-May-19
4 Stoke Heath Way Caroline Springs VIC 3023	\$485,000	15-Aug-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: 23 September 2019



6/4 Hopetoun Green Caroline Springs VIC 3023

 3  2  2

Sold Price **\$460,000** Sold Date **25-May-19**

Distance **0.07km**



17/79 Lancefield Drive Caroline Springs VIC 3023

 3  2  2

Sold Price **\$497,500** Sold Date **25-May-19**

Distance **1.75km**



4 Stoke Heath Way Caroline Springs VIC 3023

 3  2  1

Sold Price **\$485,000** Sold Date **15-Aug-19**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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