

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

8 Bunya Close 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jun 2019

to

31 May 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

5 St Johns Walk Caroline Springs VIC 3023	\$655,000	17-Feb-20
69 Edgbaston Parade Caroline Springs VIC 3023	\$645,000	13-Jan-20
4 Hounslow Green Caroline Springs VIC 3023	\$621,000	23-Apr-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: 04 June 2020



5 St Johns Walk Caroline Springs VIC 3023

 3
  2
  2

Sold Price

\$655,000

Sold Date

17-Feb-20

Distance

1.42km


69 Edgbaston Parade Caroline Springs VIC 3023

 3
  2
  2

Sold Price

\$645,000

Sold Date

13-Jan-20

Distance

0.56km


4 Hounslow Green Caroline Springs VIC 3023

 3
  2
  2

Sold Price

\$621,000

Sold Date

23-Apr-20

Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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