

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	7 Barkly Close Caroline Springs, 3023
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$950,000 & \$1,045,000
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Median sale price

Median price	\$735,000	Property Type	HOUSE	Suburb	CAROLINE SPRINGS
Period - From	29-Nov-2022	to	28-Nov-2023	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2 Meyers Lane Caroline Springs 310m2	\$970,000	28-May-2023
2	9 Copplin Lane Caroline Springs 310m2	\$1,015,000	18-Jul-2023
3	30 Lawson Way Caroline Springs 375m2	\$915,000	04-Oct-2023

This statement of information was prepared on 27-Feb-2024 at 10:29:33 PM EST