

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

8/8 The Crossing 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

\$550,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jan 2020

to

31 Dec 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

2/5-6 Chelsworth Place Caroline Springs VIC 3023	\$507,500	20-Oct-20
3/25 Boathouse Drive Caroline Springs VIC 3023	\$580,000	31-Oct-20
1/10 Stamford Grove Caroline Springs VIC 3023	\$570,000	29-Nov-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.~~

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2/5-6 Chelsworth Place Caroline Springs VIC 3023

3 2 2

Sold Price **\$507,500** Sold Date **20-Oct-20**

Distance **0.85km**



3/25 Boathouse Drive Caroline Springs VIC 3023

3 2 2

Sold Price **\$580,000** Sold Date **31-Oct-20**

Distance **0.86km**



1/10 Stamford Grove Caroline Springs VIC 3023

3 2 2

Sold Price **\$570,000** Sold Date **29-Nov-20**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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