

## 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

32 Windsor Gardens Caroline Springs VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2020

to

30 Apr 2021

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

9 Abbington Crescent Caroline Springs VIC 3023	\$597,500	31-Mar-21
16 Tamborine Way Caroline Springs VIC 3023	\$595,000	19-Mar-21
18 Cobaw Circuit Caroline Springs VIC 3023	\$590,000	13-Mar-21

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: 05 May 2021

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## 9 Abbington Crescent Caroline Springs VIC 3023

3 2 1

Sold Price

<sup>RS</sup> \$597,500

Sold Date

31-Mar-21

Distance

1.46km



## 16 Tamborine Way Caroline Springs VIC 3023

3 2 1

Sold Price

<sup>RS</sup> \$595,000

Sold Date

19-Mar-21

Distance

1.5km



## 18 Cobaw Circuit Caroline Springs VIC 3023

3 2 1

Sold Price

<sup>RS</sup> \$590,000

Sold Date

13-Mar-21

Distance

3.78km

RS = Recent sale

UN = Undisclosed Sale

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