

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

5/4 Landers Court 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2019

to

31 Mar 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

4/8 Sherdley Green Caroline Springs VIC 3023	\$490,000	13-Feb-20
3 Beacon Lane Caroline Springs VIC 3023	\$622,500	13-Mar-20
57 St Georges Avenue Caroline Springs VIC 3023	\$448,000	20-Feb-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: 30 April 2020



4/8 Sherdley Green Caroline Springs VIC 3023

3 2 1

Sold Price **\$490,000** Sold Date **13-Feb-20**

Distance **0.11km**



3 Beacon Lane Caroline Springs VIC 3023

3 2 2

Sold Price **\$622,500** Sold Date **13-Mar-20**

Distance **0.47km**



57 St Georges Avenue Caroline Springs VIC 3023

3 2 2

Sold Price **\$448,000** Sold Date **20-Feb-20**

Distance **0.51km**

RS = Recent sale UN = Undisclosed Sale

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