

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 Chelsworth Place, Caroline Springs, VIC 3023

Indicative selling price

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

Price Range

\$850,000

&

\$900,000

Median sale price

Median price

\$628,000

Property Type

House

Suburb

Caroline Springs (3023)

Period - From

12/07/2020

to

12/01/2021

Source

RP Data

Comparable property sales

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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 |
|---|-------------|--------------|
| 3 MCLAREN CHASE, CAROLINE SPRINGS VIC 3023 | \$900,000 | 02/10/2020 |
| 1 WATERVIEW WALK, CAROLINE SPRINGS VIC 3023 | \$1,060,000 | 19/07/2020 |
| 4 OAKVIEW PARADE, CAROLINE SPRINGS VIC 3023 | \$886,000 | 26/11/2020 |

This Statement of Information was prepared on: 13/01/2021