

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

22 Naracoorte Drive 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

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

34 Ranmore Grove Caroline Springs VIC 3023	\$625,000	23-Apr-21
23 Dobell Crescent Caroline Springs VIC 3023	\$621,000	03-Mar-21
11 Asthima Way Caroline Springs VIC 3023	\$595,500	09-Dec-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: 17 May 2021

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**34 Ranmore Grove Caroline Springs** Sold Price

RS

\$625,000

Sold Date

23-Apr-21

3

1

2

Distance

1.05km**23 Dobell Crescent Caroline Springs** Sold Price**\$621,000**

Sold Date

03-Mar-21

3

2

2

Distance

4.8km**11 Asthima Way Caroline Springs** Sold Price**\$595,500**

Sold Date

09-Dec-20

3

2

1

Distance

2.65km

RS = Recent sale

UN = Undisclosed Sale

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