

## 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 THE ENTRANCE 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

\$610,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 2022

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 KOOYONG WAY CAROLINE SPRINGS VIC 3023	\$650,000	21-Dec-21
20 WOOLLAHRA PARADE TAYLORS HILL VIC 3037	\$650,000	08-Feb-22
31 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023	\$650,000	24-Jan-22

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: 27 April 2022



**4 KOOYONG WAY CAROLINE SPRINGS VIC 3023**

 3  2  1

Sold Price **\$650,000** Sold Date **21-Dec-21**

Distance **0.21km**



**20 WOOLLAHRA PARADE TAYLORS HILL VIC 3037**

 3  2  1

Sold Price Sold Date **08-Feb-22**

Distance **1.36km**



**31 REDBOX CRESCENT BURNSIDE HEIGHTS VIC 3023**

 3  2  1

Sold Price Sold Date **24-Jan-22**

Distance **1.8km**

RS = Recent sale      UN = Undisclosed Sale

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