

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
 Including suburb and postcode

7 Edgbaston Parade 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 \$635,000 & \$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price  \*House  \*Unit  Suburb

Period-from  to  Source

### 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 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
19 Cairn Curran Terrace Caroline Springs VIC 3023	\$638,000	13-Oct-18
13 Liriope Green Caroline Springs VIC 3023	\$655,000	16-Sep-18
6 Barrington Circuit Caroline Springs VIC 3023	\$635,000	25-Oct-18

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 six months.~~

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## AREASPECIALIST

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### 19 Cairn Curran Terrace Caroline Springs VIC 3023

4 2 2

Sold Price **\$638,000** Sold Date **13-Oct-18**

Distance **1.21km**



### 13 Liriope Green Caroline Springs VIC 3023

3 2 2

Sold Price **\$655,000** Sold Date **16-Sep-18**

Distance **1.33km**



### 6 Barrington Circuit Caroline Springs VIC 3023

3 2 2

Sold Price **\$635,000** Sold Date **25-Oct-18**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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