

## 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

1 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

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 The Entrance Caroline Springs VIC 3023	\$485,000	19-Oct-19
5 Landcox Way Caroline Springs VIC 3023	\$500,000	11-Jan-19
29 Parkes Way Burnside Heights VIC 3023	\$522,000	26-Aug-19

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: 19 November 2019



**5 The Entrance Caroline Springs  
VIC 3023**

 3  2  2

Sold Price

<sup>RS</sup> **\$485,000**

Sold Date

**19-Oct-19**

Distance

**0.01km**



**5 Landcox Way Caroline Springs  
VIC 3023**

 3  2  2

Sold Price

**\$500,000**

Sold Date

**11-Jan-19**

Distance

**0.1km**



**29 Parkes Way Burnside Heights  
VIC 3023**

 3  2  2

Sold Price

**\$522,000**

Sold Date

**26-Aug-19**

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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