

## 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

26 Central Parkway 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2019

to

31 Mar 2020

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

|  |           |           |
|--|-----------|-----------|
| 14 Lawson Way Caroline Springs VIC 3023        | \$770,000 | 27-Mar-20 |
| 12 Kensington Street Caroline Springs VIC 3023 | \$755,000 | 15-Feb-20 |
| 3 Landers Court Caroline Springs VIC 3023      | \$542,500 | 14-Mar-15 |

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: 15 April 2020



**14 Lawson Way Caroline Springs VIC 3023**

3 2 2

Sold Price

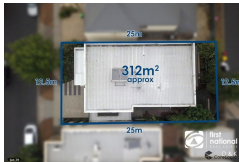
**\$770,000**

Sold Date

**27-Mar-20**

Distance

**0.85km**



**12 Kensington Street Caroline Springs VIC 3023**

4 2 2

Sold Price

**\$755,000**

Sold Date

**15-Feb-20**

Distance

**1.25km**



**3 Landers Court Caroline Springs VIC 3023**

4 2 2

Sold Price

**\$542,500**

Sold Date

**14-Mar-15**

Distance

**2.04km**

RS = Recent sale

UN = Undisclosed Sale

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