

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

6 Croft Street 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2020

to

31 Mar 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

6 Glen Drouitt Drive Caroline Springs VIC 3023	\$760,000	17-Mar-21
21 Claretown Avenue Caroline Springs VIC 3023	\$782,500	20-Feb-21
6 Wartook Glade Caroline Springs VIC 3023	\$771,000	04-Jan-21

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: 20 April 2021



6 Glen Drouitt Drive Caroline Springs VIC 3023

 3  2  2

Sold Price

^{RS} **\$760,000**

Sold Date

17-Mar-21

Distance

0.38km



21 Claretown Avenue Caroline Springs VIC 3023

 4  2  2

Sold Price

^{RS} **\$782,500**

Sold Date

20-Feb-21

Distance

2.47km



6 Wartook Glade Caroline Springs VIC 3023

 4  2  2

Sold Price

\$771,000

Sold Date

04-Jan-21

Distance

2.93km

RS = Recent sale

UN = Undisclosed Sale

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