

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 BARRETT MEWS 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2021

to

31 Oct 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

54 WYPERFELD CIRCUIT CAROLINE SPRINGS VIC 3023	\$750,000	17-Oct-22
10 ST JAMES CLOSE BURNSIDE HEIGHTS VIC 3023	\$785,000	12-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: 04 November 2022



**54 WYPERFELD CIRCUIT
CAROLINE SPRINGS VIC 3023**

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Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **17-Oct-22**

Distance **1.64km**



**10 ST JAMES CLOSE BURNSIDE
HEIGHTS VIC 3023**

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Sold Price **\$785,000** Sold Date **12-Jan-22**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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