

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

4/4 Hopetoun Green 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 \$399,000 & \$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$610,000 *House *Unit Suburb Caroline Springs
 Period-from 01 Aug 2018 to 31 Jul 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
15/2 Monckton Place Caroline Springs VIC 3023	\$400,000	23-Apr-19
14/2 Monckton Place Caroline Springs VIC 3023	\$410,000	27-Feb-19
4/69-77 Lancefield Drive Caroline Springs VIC 3023	\$425,000	02-Apr-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.~~

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15/2 Monckton Place Caroline Springs VIC 3023

 2  1  1

Sold Price **\$400,000** Sold Date **23-Apr-19**

Distance **0.56km**



14/2 Monckton Place Caroline Springs VIC 3023

 2  1  2

Sold Price **\$410,000** Sold Date **27-Feb-19**

Distance **0.56km**



4/69-77 Lancefield Drive Caroline Springs VIC 3023

 2  1  1

Sold Price **\$425,000** Sold Date **02-Apr-19**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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