

## 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 Glen Drouitt Drive 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

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2020

to

28 Feb 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

4 Botanical Drive Caroline Springs VIC 3023	\$740,000	05-May-20
26 Central Parkway Caroline Springs VIC 3023	\$767,500	19-May-20
26 Marine Parade Caroline Springs VIC 3023	\$740,000	06-Mar-20

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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# AREASPECIALIST

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**4 Botanical Drive Caroline Springs  
VIC 3023**

 4  2  2

Sold Price

**\$740,000**

Sold Date **05-May-20**

Distance

**0.17km**



**26 Central Parkway Caroline  
Springs VIC 3023**

 4  2  2

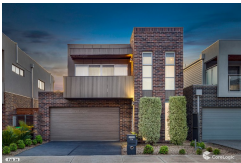
Sold Price

**\$767,500**

Sold Date **19-May-20**

Distance

**1.06km**



**26 Marine Parade Caroline Springs  
VIC 3023**

 4  2  2

Sold Price

**\$740,000**

Sold Date **06-Mar-20**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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