

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 36 Goodenia Way, Caroline Springs, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$740,000

&

\$780,000

Median sale price

Median price

\$661,000

Property Type

House

Suburb

Caroline Springs (3023)

Period - From

01/01/2020

to

31/12/2020

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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	05/05/2020
4 SHERDLEY GREEN, CAROLINE SPRINGS VIC 3023	\$750,000	20/09/2020
30 EDGBASTON PARADE, CAROLINE SPRINGS VIC 3023	\$800,000	24/12/2020

This Statement of Information was prepared on: 06/01/2021