

## 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

47 PARKIN AVENUE 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

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 2023

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

69 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023	\$905,000	05-Aug-23
2 COOK STREET CAROLINE SPRINGS VIC 3023	\$938,000	23-Sep-23

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: 24 November 2023



**69 SPRINGLAKE AVENUE  
CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$905,000** Sold Date **05-Aug-23**

Distance **1.44km**



**2 COOK STREET CAROLINE  
SPRINGS VIC 3023**

4 2 4

Sold Price <sup>RS</sup> **\$938,000** Sold Date **23-Sep-23**

Distance **2.16km**

RS = Recent sale

UN = Undisclosed Sale

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