

## 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

30 Aberfeldie Way 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2020

to

31 Jan 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

1 Blackshaws Place Caroline Springs VIC 3023	\$803,000	07-Oct-20
6 Albert Court Burnside Heights VIC 3023	\$740,000	31-Jul-20
84 Inglewood Drive Burnside Heights VIC 3023	\$760,000	28-Oct-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.~~

This Statement of Information was prepared on: 25 February 2021



**1 Blackshaws Place Caroline Springs VIC 3023** Sold Price **\$803,000** Sold Date **07-Oct-20**  
 Distance **0.04km**  
 4 2 2



**6 Albert Court Burnside Heights VIC 3023** Sold Price **\$740,000** Sold Date **31-Jul-20**  
 Distance **0.17km**  
 4 2 2



**84 Inglewood Drive Burnside Heights VIC 3023** Sold Price **\$760,000** Sold Date **28-Oct-19**  
 Distance **0.24km**  
 5 2 2

RS = Recent sale      UN = Undisclosed Sale

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