

## 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

11 Asthima 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

\$539,000

&

\$579,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2019

to

31 Oct 2020

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

Address of comparable property	Price	Date of sale
45 Holland Way Caroline Springs VIC 3023	\$540,000	15-Jun-20
3 Gordes Street Fraser Rise VIC 3336	\$550,000	14-Jun-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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45 Holland Way Caroline Springs  
 VIC 3023

 3  1  1

Sold Price **\$540,000** Sold Date **15-Jun-20**

Distance **1.01km**



3 Gordes Street Fraser Rise VIC  
 3336

 3  2  2

Sold Price **\$550,000** Sold Date **14-Jun-20**

Distance **1.17km**

RS = Recent sale      UN = Undisclosed Sale

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