

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

5 BRAESIDE WALK CAROLINE SPRINGS VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2022

to

30 Nov 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

2 REIGATE STREET CAROLINE SPRINGS VIC 3023	\$770,000	22-Jun-23
36 RANMORE GROVE CAROLINE SPRINGS VIC 3023	\$840,000	07-Dec-23
14 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023	\$760,000	27-Jun-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: 11 December 2023



2 REIGATE STREET CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **\$770,000** Sold Date **22-Jun-23**

Distance **3.09km**



36 RANMORE GROVE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price ^{RS} **\$840,000** Sold Date **07-Dec-23**

Distance **2.43km**



14 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **\$760,000** Sold Date **27-Jun-23**

Distance **2.99km**

RS = Recent sale

UN = Undisclosed Sale

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