

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

6 FRENCH CRESCENT 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2023

to

30 Jun 2024

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

9 HELE CLOSE CAROLINE SPRINGS VIC 3023	\$665,000	22-Feb-24
45 DALY CIRCUIT CAROLINE SPRINGS VIC 3023	\$665,000	08-Apr-24
32 RANMORE GROVE CAROLINE SPRINGS VIC 3023	\$670,000	27-Jan-24

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: 01 July 2024



9 HELE CLOSE CAROLINE SPRINGS VIC 3023

Sold Price

\$665,000

Sold Date

22-Feb-24



3



2



2

Distance

0.3km



45 DALY CIRCUIT CAROLINE SPRINGS VIC 3023

Sold Price

Sold Date

08-Apr-24



3



2



2

Distance

2.92km



32 RANMORE GROVE CAROLINE SPRINGS VIC 3023

Sold Price

\$670,000

Sold Date

27-Jan-24



3



2



2

Distance

3.65km

RS = Recent sale

UN = Undisclosed Sale

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