

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

3/1 DARGI GREEN 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Sep 2022

to

31 Aug 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

3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023	\$480,000	11-Jun-23
3 MARINO LANE CAROLINE SPRINGS VIC 3023	\$550,000	12-Aug-23
6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023	\$510,000	24-Jan-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: 07 September 2023


3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$480,000

Sold Date

11-Jun-23

Distance

2km

3 MARINO LANE CAROLINE SPRINGS VIC 3023

3 1 1

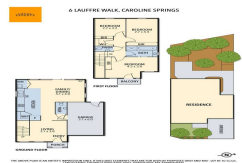
Sold Price

^{RS} **\$550,000**

Sold Date

12-Aug-23

Distance

3.9km

6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

3 1 1

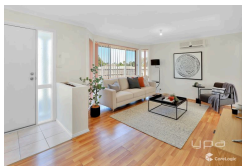
Sold Price

\$510,000

Sold Date

24-Jan-23

Distance

3.9km

2/16 MILNE COURT DELAHEY VIC 3037

3 1 1

Sold Price

\$480,000

Sold Date

13-May-23

Distance

3.52km

25/4 TYSON WAY SYDENHAM VIC 3037

3 1 1

Sold Price

\$460,000

Sold Date

07-Jun-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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