

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

8/40 MCCUBBIN WAY 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2022

to

31 May 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	26-Jun-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: 29 June 2023



3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023

Sold Price

^{RS}

\$480,000

Sold Date

26-Jun-23

 3

 1

 1

Distance

1.77km



6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

Sold Price

\$510,000

Sold Date

24-Jan-23

 3

 1

 1

Distance

3.34km

RS = Recent sale

UN = Undisclosed Sale

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