

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

4 TRIANDRA CLOSE 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

\$939,000

&

\$989,000

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

6 DOBELL CRESCENT CAROLINE SPRINGS VIC 3023	\$955,000	01-Sep-23
10 SWANHURST GREEN CAROLINE SPRINGS VIC 3023	\$946,000	24-Nov-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: 04 December 2023



6 DOBELL CRESCENT CAROLINE SPRINGS VIC 3023

Sold Price

\$955,000

Sold Date

01-Sep-23



5



2



4

Distance

4.04km



10 SWANHURST GREEN CAROLINE SPRINGS VIC 3023

Sold Price

^{RS}

\$946,000

Sold Date

24-Nov-23



4



2



-

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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