

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

201/184 THE ESPLANADE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Oct 2023

to

30 Sep 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

16/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$450,000	20-Jun-24
313/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$450,000	07-Jul-24
251/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	05-Sep-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: 11 October 2024



**16/2 MONCKTON PLACE
CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price **\$450,000** Sold Date **20-Jun-24**

Distance **0.22km**



**313/9 COMMERCIAL ROAD
CAROLINE SPRINGS VIC 3023**

 2  2  1

Sold Price Sold Date **07-Jul-24**

Distance **0.33km**



**251/73 LAKE STREET CAROLINE
SPRINGS VIC 3023**

 2  2  1

Sold Price ^{RS} **\$470,000** Sold Date **05-Sep-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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