

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

15/2 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2023

to

29 Feb 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

14/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$500,000	03-Feb-24
2/93 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023	\$510,000	06-Nov-23
1 KAI CLOSE CAROLINE SPRINGS VIC 3023	\$470,000	22-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: 18 March 2024



14/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023

Sold Price **\$500,000** Sold Date **03-Feb-24**

 2  1  1

Distance **0.17km**



2/93 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023

Sold Price **\$510,000** Sold Date **06-Nov-23**

 3  2  1

Distance **0.99km**



1 KAI CLOSE CAROLINE SPRINGS VIC 3023

Sold Price ^{RS} **\$470,000** Sold Date **22-Jan-24**

 3  1  2

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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