

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

7 Kai Close, Caroline Springs Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$425,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Caroline Springs

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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
1	10 Kai CI CAROLINE SPRINGS 3023	\$420,000	26/03/2024
2			
3			

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 six months.

This Statement of Information was prepared on: 30/07/2024 12:06

7 Kai Close, Caroline Springs Vic 3023



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Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

June quarter 2024: \$580,000



2 1 2

Property Type: Townhouse

Agent Comments

Comparable Properties



10 Kai CI CAROLINE SPRINGS 3023 (REI/VG)

Agent Comments

2 1 2

Price: \$420,000

Method: Private Sale

Date: 26/03/2024

Property Type: Townhouse (Single)

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 six months.

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



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