#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	7 Kai Close, Caroline Springs Vic 3023
Including suburb and	
postcode	
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### Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquotin	For the	meaning	of this	price see	consumer.vic.gov.a	u/underquoting
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Range between	\$390,000	&	\$425,000

#### Median sale price

Median price	\$580,000	Pro	perty Type Ur	nit		Suburb	Caroline Springs
Period - From	01/04/2024	to	30/06/2024	So	urce	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.

Ad	dress 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.

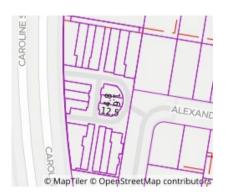
This Statement of Information was prepared on:	30/07/2024 12:06





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**Indicative Selling Price** \$390,000 - \$425,000 **Median Unit Price** June quarter 2024: \$580,000



Property Type: Townhouse **Agent Comments** 

## Comparable Properties



10 Kai CI CAROLINE SPRINGS 3023 (REI/VG)

Agent Comments

Price: \$420,000 Method: Private Sale Date: 26/03/2024

**└──** 2

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.

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