

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

63 GRAMPIANS WAY 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 2022

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

28 HEPBURN WAY CAROLINE SPRINGS VIC 3023	\$608,000	28-Mar-22
20 CLARENDON WYND CAROLINE SPRINGS VIC 3023	\$610,000	12-Oct-21
17 KUNUKA CIRCUIT CAROLINE SPRINGS VIC 3023	\$581,000	07-Oct-21

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: 06 April 2022



28 HEPBURN WAY CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

^{RS} **\$608,000**

Sold Date

28-Mar-22

Distance

1.13km



20 CLARENDON WYND CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$610,000

Sold Date

12-Oct-21

Distance

1.7km



17 KUREKA CIRCUIT CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$581,000

Sold Date

07-Oct-21

Distance

2.97km



10 STUDLEY PARK WAY CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$600,000

Sold Date

27-Dec-21

Distance

3.03km



27 STUDLEY PARK WAY CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

Sold Date

02-Mar-22

Distance

3.19km



12 RENFREY GARDENS CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$620,000

Sold Date

11-Dec-21

Distance

3.28km

RS = Recent sale

UN = Undisclosed Sale

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