

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

26/2 MONCKTON PLACE 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$425,000	04-Nov-22
1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023	\$450,000	23-Jan-23
303/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$450,000	21-Oct-22

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.~~

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1/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$425,000

Sold Date **04-Nov-22**

Distance

0km



1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

^{RS} **\$450,000**

Sold Date **23-Jan-23**

Distance

0.18km



303/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$450,000

Sold Date **21-Oct-22**

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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