

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

35 BOTANICAL DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

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

5 WORTHWENT LANE CAROLINE SPRINGS VIC 3023	\$700,000	17-Oct-22
7 ALMA LANE CAROLINE SPRINGS VIC 3023	\$677,000	10-Sep-22
149 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$705,000	25-Aug-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.~~

This Statement of Information was prepared on: 03 February 2023



5 WORTHWENT LANE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$700,000

Sold Date

17-Oct-22

Distance

0.44km



7 ALMA LANE CAROLINE SPRINGS VIC 3023

3 1 2

Sold Price

\$677,000

Sold Date

10-Sep-22

Distance

0.83km



149 THE ESPLANADE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

\$705,000

Sold Date

25-Aug-22

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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