

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

1/10-12 Kooyong 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Dec 2020

to

30 Nov 2021

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

44 Broadway Caroline Springs VIC 3023	\$615,000	19-Mar-21
20 Boathouse Drive Caroline Springs VIC 3023	\$638,000	26-Feb-21
7/25 Boathouse Drive Caroline Springs VIC 3023	\$623,000	12-Nov-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: 13 December 2021



44 Broadway Caroline Springs VIC 3023

 2  2  2

Sold Price

\$615,000

Sold Date

19-Mar-21

Distance

0.41km



20 Boathouse Drive Caroline Springs VIC 3023

 3  2  2

Sold Price

\$638,000

Sold Date

26-Feb-21

Distance

0.74km



7/25 Boathouse Drive Caroline Springs VIC 3023

 3  2  2

Sold Price

^{RS} **\$623,000** ^{UN}

Sold Date

12-Nov-21

Distance

0.83km



2/22 Manny Paul Circuit Burnside Heights VIC 3023

 3  2  1

Sold Price

\$615,000

Sold Date

23-Jan-21

Distance

1km



23 Kingston Drive Taylors Hill VIC 3037

 3  2  2

Sold Price

\$610,000

Sold Date

18-Jun-20

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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