

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

3 CREEKBANK 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

\$1,140,000

&

\$1,185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2024

to

31 Jan 2025

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 ARROYO PLACE CAROLINE SPRINGS VIC 3023	\$1,160,000	31-Oct-24
1 Highbury Close CAROLINE SPRINGS VIC 3023	\$1,110,000	04-Aug-24
11 EARLSWOOD CLOSE CAROLINE SPRINGS VIC 3023	\$1,028,000	17-Sep-24

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 ARROYO PLACE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price ^{RS} **\$1,160,000** Sold Date **31-Oct-24**

Distance **1.72km**



1 HIGBURY CLOSE CAROLINE SPRINGS VIC 3023

5 3 2

Sold Price **\$1,110,000** Sold Date **04-Aug-24**

Distance **1.36km**



11 EARLSWOOD CLOSE CAROLINE SPRINGS VIC 3023

4 2 -

Sold Price **\$1,028,000** Sold Date **17-Sep-24**

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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