

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

9 THE ENTRANCE 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2021

to

31 May 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

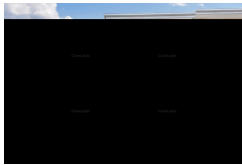
Date of sale

7/10-12 KOOYONG WAY CAROLINE SPRINGS VIC 3023	\$580,000	22-Feb-22
15 KOOYONG WAY CAROLINE SPRINGS VIC 3023	\$555,000	16-Dec-21
38 CUNNINGHAM CHASE BURNSIDE HEIGHTS VIC 3023	\$542,500	17-May-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: 15 June 2022



**7/10-12 KOORYONG WAY
CAROLINE SPRINGS VIC 3023**

 3  2  2

Sold Price **\$580,000** Sold Date **22-Feb-22**

Distance **0.2km**



**15 KOORYONG WAY CAROLINE
SPRINGS VIC 3023**

 2  1  1

Sold Price **\$555,000** Sold Date **16-Dec-21**

Distance **0.28km**



**38 CUNNINGHAM CHASE
BURNSIDE HEIGHTS VIC 3023**

 3  2  2

Sold Price ^{RS} **\$542,500** Sold Date **17-May-22**

Distance **1.83km**

RS = Recent sale **UN** = Undisclosed Sale

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