

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

7 KYNETON LANE 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2024

to

31 Dec 2024

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

4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023	\$630,000	31-Jul-24
22 CLELAND WAY CAROLINE SPRINGS VIC 3023	\$620,000	14-Dec-24
63 EDGBASTON PARADE CAROLINE SPRINGS VIC 3023	\$625,000	25-Nov-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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4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$630,000** Sold Date **31-Jul-24**

Distance **1.56km**



22 CLELAND WAY CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price ^{RS} **\$620,000** Sold Date **14-Dec-24**

Distance **1.64km**



63 EDGBASTON PARADE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$625,000** Sold Date **25-Nov-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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