

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	6/1-5 The Close Caroline Springs VIC 3023
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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	\$570,000	&	\$610,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$465,000	Property type	Unit	Suburb	Caroline Springs
Period-from	01 Sep 2020	to	31 Aug 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
10/1-5 The Close Caroline Springs VIC 3023	\$575,000	11-Aug-21
11/1-5 The Close Caroline Springs VIC 3023	\$581,000	17-May-21
14/1-5 The Close Caroline Springs VIC 3023	\$581,000	31-Mar-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: 10 September 2021



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10/1-5 The Close Caroline Springs
VIC 3023

Sold Price

^{RS} \$575,000 Sold Date 11-Aug-21

3 2 2

Distance 0.02km



11/1-5 The Close Caroline Springs
VIC 3023

Sold Price

\$581,000 Sold Date 17-May-21

3 2 2

Distance 0.03km



14/1-5 The Close Caroline Springs
VIC 3023

Sold Price

Sold Date 31-Mar-21

3 2 2

Distance 0.04km

RS = Recent sale

UN = Undisclosed Sale

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