

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

14/11 Monckton 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2020

to

31 May 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

13/11 Monckton Place Caroline Springs VIC 3023	\$430,000	02-Feb-21
146/73 Lake Street Caroline Springs VIC 3023	\$450,000	09-Nov-20
13/76 The Esplanade Caroline Springs VIC 3023	\$430,000	24-Oct-20

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: 18 June 2021



13/11 Monckton Place Caroline Springs VIC 3023

2 2 1

Sold Price **\$430,000** Sold Date **02-Feb-21**

Distance -



146/73 Lake Street Caroline Springs VIC 3023

2 2 1

Sold Price **\$450,000** Sold Date **09-Nov-20**

Distance **0.24km**



13/76 The Esplanade Caroline Springs VIC 3023

2 2 1

Sold Price **\$430,000** Sold Date **24-Oct-20**

Distance **0.62km**

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

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