

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

2/2 GREAT BARR CRESCENT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Feb 2022

to

31 Jan 2023

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

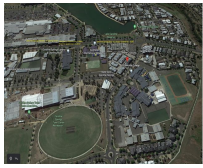
Date of sale

20/8 THE CROSSING CAROLINE SPRINGS VIC 3023	\$536,500	14-Sep-22
33 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023	\$570,000	10-Aug-22
38 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023	\$565,000	18-Jul-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: 14 February 2023



20/8 THE CROSSING CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$536,500** Sold Date **14-Sep-22**

Distance **1.36km**



33 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$570,000** Sold Date **10-Aug-22**

Distance **1km**



38 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023

3 1 2

Sold Price **\$565,000** Sold Date **18-Jul-22**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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