

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

3 TUCKER 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

\$629,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 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 CASSAN WAY CAROLINE SPRINGS VIC 3023	\$635,000	28-Oct-21
38 GISBORNE WAY CAROLINE SPRINGS VIC 3023	\$635,500	30-Oct-21
14 CULLEN TERRACE CAROLINE SPRINGS VIC 3023	\$637,500	28-Jan-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 April 2022



**7 CASSAN WAY CAROLINE
SPRINGS VIC 3023**

 3  1  1

Sold Price **\$635,000** Sold Date **28-Oct-21**

Distance -



**38 GISBORNE WAY CAROLINE
SPRINGS VIC 3023**

 3  2  1

Sold Price **\$635,500** Sold Date **30-Oct-21**

Distance **1.07km**



**14 CULLEN TERRACE CAROLINE
SPRINGS VIC 3023**

 3  2  1

Sold Price **\$637,500** Sold Date **28-Jan-22**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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