

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

1 JELLS 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

\$786,000

&

\$846,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2023

to

31 Mar 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

103 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023	\$790,000	12-Dec-23
6 SCOTSBURN PLACE CAROLINE SPRINGS VIC 3023	\$820,000	09-Oct-23

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 April 2024



103 CHISHOLM DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$790,000

Sold Date

12-Dec-23

Distance

3.52km



6 SCOTSBURN PLACE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

\$820,000

Sold Date

09-Oct-23

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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