

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

6/10-12 Kooyong Way 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

\$540,000

&

\$594,000

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

42 Warner Way Caroline Springs VIC 3023	\$571,000	25-Jun-20
208/9 Commercial Road Caroline Springs VIC 3023	\$555,000	21-Apr-21
38 Giverny Close Burnside Heights VIC 3023	\$540,000	17-Dec-19

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: 11 June 2021



**42 Warner Way Caroline Springs
VIC 3023**

 3  2  2

Sold Price

\$571,000

Sold Date

25-Jun-20

Distance

0.3km



**208/9 Commercial Road Caroline
Springs VIC 3023**

 3  2  2

Sold Price

^{RS} **\$555,000**

Sold Date

21-Apr-21

Distance

0.42km



**38 Giverny Close Burnside Heights
VIC 3023**

 3  2  2

Sold Price

\$540,000

Sold Date

17-Dec-19

Distance

0.48km



**8/8 The Crossing Caroline Springs
VIC 3023**

 3  2  2

Sold Price

\$565,000

Sold Date

23-Jan-21

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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