

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

101/184 THE ESPLANADE 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2021

to

28 Feb 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

244/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$401,000	13-Nov-21
9/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$440,000	20-Dec-21
202/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$429,000	07-Oct-21

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 March 2022


244/73 LAKE STREET CAROLINE SPRINGS VIC 3023
 2  2  1

Sold Price

\$401,000

Sold Date

13-Nov-21

Distance

0.33km

9/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023
 2  2  1

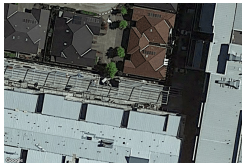
Sold Price

\$440,000

Sold Date

20-Dec-21

Distance

0.54km

202/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023
 2  1  -

Sold Price

\$429,000

Sold Date

07-Oct-21

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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