

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/30 Cranwell Square Caroline Springs, 3023
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$490,000 & \$510,000
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Median sale price

Median price	\$515,000	Property Type	TOWNHOUSE	Suburb	CAROLINE SPRINGS 3023
Period - From	01-Nov-2024	to	25-Nov-2024	Source	Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	17/17-21 Cobaw Circuit, Caroline Springs, Vic 3023	\$555,000	03-Oct-2024
2	6/8 The Crossing, Caroline Springs, Vic 3023	\$528,000	20-Nov-2024
3	11/4 Hopetoun Green, Caroline Springs, Vic 3023	\$540,000	15-Aug-2024

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