

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

25/2 MONCKTON 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

\$410,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$430,000	19-Aug-23
10/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$410,000	20-Jul-23
26/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$420,000	24-Jul-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: 27 November 2023



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4/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023 Sold Price **\$430,000** Sold Date **19-Aug-23**

2 1 1

Distance **0km**



10/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023 Sold Price **\$410,000** Sold Date **20-Jul-23**

2 1 1

Distance **0km**



26/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023 Sold Price **\$420,000** Sold Date **24-Jul-23**

2 1 1

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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