

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

5 FRANKLIN 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2021

to

30 Nov 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

8 LANDERS COURT CAROLINE SPRINGS VIC 3023	\$630,000	24-Jun-22
19 MACEDON CLOSE CAROLINE SPRINGS VIC 3023	\$610,000	05-Jul-22
65 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023	\$600,000	14-Jun-22

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: 12 December 2022


8 LANDERS COURT CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price **\$630,000** Sold Date **24-Jun-22**

Distance **0.31km**


19 MACEDON CLOSE CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price **\$610,000** Sold Date **05-Jul-22**

Distance **1.04km**


65 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023

 3
  1
  1

Sold Price **\$600,000** Sold Date **14-Jun-22**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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