

## 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

22/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2021

to

30 Jun 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

10/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$425,000	03-Jun-22
15/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$430,000	06-Jun-22
26/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$415,000	02-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: 20 July 2022

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**10/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$425,000**

Sold Date

**03-Jun-22** 2 2 1

Distance

-

**15/2 THE ESPLANADE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$430,000**

Sold Date

**06-Jun-22** 2 1 1

Distance

**0.38km****26/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023**

Sold Price

<sup>RS</sup> **\$415,000**

Sold Date

**02-Jun-22** 2 1 1

Distance

**0.42km****RS** = Recent sale**UN** = Undisclosed Sale

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