

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

8/7 TOOLONDO CLOSE 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

\$619,000

&

\$649,000

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

3 BEACON LANE CAROLINE SPRINGS VIC 3023	\$680,000	13-Jul-23
2/5 LORIMER STREET CAROLINE SPRINGS VIC 3023	\$645,000	28-Aug-23
20 WARNER WAY CAROLINE SPRINGS VIC 3023	\$590,000	09-Jun-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: 20 November 2023



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3 BEACON LANE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price ^{RS} **\$680,000** Sold Date **13-Jul-23**

Distance **0.49km**



2/5 LORIMER STREET CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$645,000** Sold Date **28-Aug-23**

Distance **1.52km**



20 WARNER WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$590,000** Sold Date **09-Jun-23**

Distance **1.96km**

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

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