

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 10 Westerfolds Terrace, Caroline Springs, VIC 3023

Indicative selling price

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

Price Range \$620,000 & \$682,000

Median sale price

Median price \$742,500 Property Type House Suburb Caroline Springs (3023)
Period - From 01/11/2021 to 31/10/2022 Source Corelogic

Comparable property sales

A 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
3 KOORYONG WAY, CAROLINE SPRINGS VIC 3023	\$655,000	21/09/2022
6 HUNTS CROSS WAY, CAROLINE SPRINGS VIC 3023	\$646,000	06/08/2022
9 REIGATE STREET, CAROLINE SPRINGS VIC 3023	\$687,500	12/09/2022

This Statement of Information was prepared on: 05/11/2022