

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 FINSBURY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

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

7 KINGS DOMAIN CAROLINE SPRINGS VIC 3023	\$700,000	01-Sep-22
11 JENNINGS STREET DEANSIDE VIC 3336	\$691,000	25-Jul-22
18 KALINDA AVENUE DEANSIDE VIC 3336	\$685,000	06-Dec-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: 17 December 2022


7 KINGS DOMAIN CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price **\$700,000** Sold Date **01-Sep-22**

Distance **1.74km**


11 JENNINGS STREET DEANSIDE VIC 3336

 4
  2
  2

Sold Price **\$691,000** Sold Date **25-Jul-22**

Distance **1.52km**


18 KALINDA AVENUE DEANSIDE VIC 3336

 4
  2
  2

Sold Price ^{RS} **\$685,000** Sold Date **06-Dec-22**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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