

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

5/76 The Esplanade 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

\$399,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Sep 2018

to

31 Aug 2019

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

15/2 Monckton Place Caroline Springs VIC 3023	\$400,000	23-Apr-19
2/12-20 Broadway Caroline Springs VIC 3023	\$440,000	22-Jun-19
1/1 Crown Court Kings Park VIC 3021	\$411,000	31-Aug-19

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: 16 September 2019


15/2 Monckton Place Caroline Springs VIC 3023

 2
  1
  1

Sold Price **\$400,000** Sold Date **23-Apr-19**

Distance **0.68km**


2/12-20 Broadway Caroline Springs VIC 3023

 2
  1
  2

Sold Price **\$440,000** Sold Date **22-Jun-19**

Distance **0.85km**


1/1 Crown Court Kings Park VIC 3021

 2
  1
  1

Sold Price ^{RS} **\$411,000** Sold Date **31-Aug-19**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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