

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

410/9 COMMERCIAL ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Oct 2023

to

30 Sep 2024

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

15/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$475,000	17-Jun-24
223/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$515,000	04-Jul-24
313/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$450,000	07-Jul-24

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: 01 October 2024



15/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

\$475,000

Sold Date

17-Jun-24

Distance

0.59km



223/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

^{RS} **\$515,000**

Sold Date

04-Jul-24

Distance

0.77km



313/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price

\$450,000

Sold Date

07-Jul-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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