

## 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

17/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 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

9/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$440,000	20-Dec-21
1/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$425,000	23-Dec-21
350/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$475,000	22-Dec-21

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: 13 April 2022


**9/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$440,000**

Sold Date

**20-Dec-21**
 2  2  1

Distance

-


**1/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023**

Sold Price

**\$425,000**

Sold Date

**23-Dec-21**
 3  1  1

Distance

-


**350/73 LAKE STREET CAROLINE SPRINGS VIC 3023**

Sold Price

**\$475,000**

Sold Date

**22-Dec-21**
 2  2  1

Distance

**0.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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