

## 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 KAI CLOSE CAROLINE SPRINGS VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Oct 2022

to

30 Sep 2023

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

3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023	\$480,000	11-Jun-23
6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023	\$510,000	24-Jan-23
12/17-21 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023	\$475,000	02-Jul-23

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: 25 October 2023

Kelvin Singh  
P 03 8390 7844  
M 0433 801 097  
E kelvin.singh@carolinesprings.rh.com.au



## 3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

**\$480,000**

Sold Date

**11-Jun-23**

Distance

**0.64km**



## 6 LAUFFRE WALK CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

**\$510,000**

Sold Date

**24-Jan-23**

Distance

**1.96km**



## 12/17-21 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

**\$475,000**

Sold Date

**02-Jul-23**

Distance

**0.25km**



## 25/79 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**12-Oct-23**

Distance

**1.49km**

RS = Recent sale

UN = Undisclosed Sale

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