# 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

15 HAMMERSLEY PLACE 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		\$980,000	&	\$1,050,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$735,000	Prop	erty type	House		Suburb	Caroline Springs		
Period-from	01 Jul 2023	to	30 Jun 20	)24	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 LEARMONTH COURT CAROLINE SPRINGS VIC 3023	\$1,020,000	28-Jun-24	
10 CREEKVIEW PLACE CAROLINE SPRINGS VIC 3023	\$960,000	29-Apr-24	
33 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023	\$1,010,000	13-Jun-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: 15 July 2024



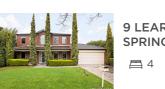
consumer.vic.gov.au



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9 LEARMONTH COURT CAROLINE SPRINGS VIC 3023		Sold Price	<sup>RS</sup> \$1,020,000	Sold Date	28-Jun-24
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10 CREEKVIEW PLACE CAROLINE SPRINGS VIC 3023	Sold Price	\$960,000	Sold Date	29-Apr-24
🖆 🛱 4 🕒 2 😞 2			Distance	1.84km



	33 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023		Sold Price	<sup>RS</sup> \$1,010,000	Sold Date	13-Jun-24	
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#### RS = Recent sale UN = Undisclosed Sale

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