

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

1 KAI CLOSE 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 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

3/1 DARGI GREEN CAROLINE SPRINGS VIC 3023	\$480,000	28-Oct-23
3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023	\$480,000	11-Jun-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: 27 November 2023

3/1 Dargi Green, Caroline Springs



3/1 DARGI GREEN CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

RS

\$480,000

Sold Date

28-Oct-23

Distance

1.99km



3/4 HOPETOUN GREEN CAROLINE SPRINGS VIC 3023

3 1 1

Sold Price

\$480,000

Sold Date

11-Jun-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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