

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 MORETON 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

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

32 WYPERFELD CIRCUIT CAROLINE SPRINGS VIC 3023	\$770,000	13-Sep-23
16 BROADHURST WAY CAROLINE SPRINGS VIC 3023	\$685,000	15-Sep-23
15 LAURICELLA PLACE CAROLINE SPRINGS VIC 3023	\$725,000	29-Aug-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.~~

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32 WYPERFELD CIRCUIT CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

^{RS} **\$770,000**

Sold Date

13-Sep-23

Distance

0.16km



16 BROADHURST WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

15-Sep-23

Distance

0.74km



15 LAURICELLA PLACE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price

^{RS} **\$725,000**

Sold Date

29-Aug-23

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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