

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

6/1 WOODWARD WAY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2022

to

31 May 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

309/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$560,000	25-May-23
2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$470,000	29-May-23
14/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$465,000	04-Apr-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: 16 June 2023



**309/173 CAROLINE SPRINGS
BOULEVARD CAROLINE SPRINGS
VIC 3023**

 2  2  1

Sold Price

^{RS} **\$560,000**

Sold Date **25-May-23**

Distance **0.09km**



**2/76 THE ESPLANADE CAROLINE
SPRINGS VIC 3023**

 2  2  1

Sold Price

^{RS} **\$470,000**

Sold Date **29-May-23**

Distance **0.42km**



**14/76 THE ESPLANADE CAROLINE
SPRINGS VIC 3023**

 2  2  1

Sold Price

\$465,000

Sold Date **04-Apr-23**

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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