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

3 Alderstead 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	\$750,000	&	\$780,000		
Median sale price						

(*Delete house or unit as applicable)

Median Price	\$662,500	Prop	erty type		House	Suburb	Caroline Springs
Period-from	01 Aug 2020	to	31 Jul 2	021	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		
6 Wartook Glade Caroline Springs VIC 3023	\$771,000	04-Jan-21		
12 Kensington Street Caroline Springs VIC 3023	\$755,000	15-Feb-20		
5 Greville Street Caroline Springs VIC 3023	\$760,000	05-Mar-20		

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: 03 August 2021



consumer.vic.gov.au

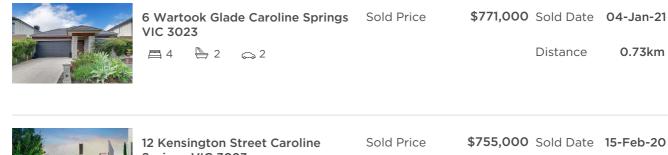
AREASPECIALIST

Distance

0.73km

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1	12 Kensington Street Caroline Springs VIC 3023	Sold Price	\$755,000 Sold Date	15-Feb-20
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5 Grevi VIC 30		et Caroline Springs	Sold Price	\$760,000	Sold Date	05-Mar-20
昌 3	2 🚔	ç. 2			Distance	1.49km

RS = Recent sale UN = Undisclosed Sale

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