

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

Property type

House

Suburb

Caroline Springs

Period-from

01 Aug 2020

to

31 Jul 2021

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

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6 Wartook Glade Caroline Springs VIC 3023

4 2 2

Sold Price

\$771,000

Sold Date

04-Jan-21

Distance

0.73km



12 Kensington Street Caroline Springs VIC 3023

4 2 2

Sold Price

\$755,000

Sold Date

15-Feb-20

Distance

1.41km



5 Greville Street Caroline Springs VIC 3023

3 2 2

Sold Price

\$760,000

Sold Date

05-Mar-20

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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