

## 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 BAY STREET CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$720,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2021

to

31 Mar 2022

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

8 MOKOAN CLOSE CAROLINE SPRINGS VIC 3023	\$1,430,000	22-Jun-21
51 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023	\$1,500,000	03-Feb-22
75 GURNUNG DRIVE CAIRNLEA VIC 3023	\$1,405,000	31-Oct-21

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: 21 April 2022



### 8 MOKOAN CLOSE CAROLINE SPRINGS VIC 3023

 4  2  3

Sold Price **\$1,430,000** Sold Date **22-Jun-21**

Distance **1.97km**



### 51 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$1,500,000** Sold Date **03-Feb-22**

Distance **2.03km**



### 75 GURNUNG DRIVE CAIRNLEA VIC 3023

 4  2  2

Sold Price **\$1,405,000** Sold Date **31-Oct-21**

Distance **4.49km**

RS = Recent sale UN = Undisclosed Sale

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