

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

9/76 THE ESPLANADE 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

\$420,000

&

\$455,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Sep 2022

to

31 Aug 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

206/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$452,000	17-Apr-23
3/189 OPIE ROAD ALBANVALE VIC 3021	\$437,000	07-Jun-23
16/11 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$435,000	23-May-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: 11 September 2023



**206/9 COMMERCIAL ROAD
CAROLINE SPRINGS VIC 3023**

 2  2  1

Sold Price **\$452,000** Sold Date **17-Apr-23**

Distance **0.59km**



**3/189 OPIE ROAD ALBANVALE VIC
3021**

 2  1  1

Sold Price **\$437,000** Sold Date **07-Jun-23**

Distance **1.75km**



**16/11 MONCKTON PLACE
CAROLINE SPRINGS VIC 3023**

 2  2  1

Sold Price **\$435,000** Sold Date **23-May-23**

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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