

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

2/17 VIEWBANK WALK 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jan 2023

to

31 Dec 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

39 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023	\$742,500	03-Nov-23
2 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$695,000	27-Dec-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: 12 January 2024



39 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023

Sold Price

\$742,500

Sold Date **03-Nov-23**

 3  2  2

Distance **0.66km**



2 OLDIS CLOSE CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} **\$695,000**

Sold Date **27-Dec-23**

 3  2  2

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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