

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 ORDSALL CLOSE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2022

to

31 Jan 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

9 REIGATE STREET CAROLINE SPRINGS VIC 3023	\$687,500	12-Sep-22
3 KOORYONG WAY CAROLINE SPRINGS VIC 3023	\$655,000	21-Sep-22

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: 17 February 2023



9 REIGATE STREET CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$687,500** Sold Date **12-Sep-22**

Distance **0.24km**



3 KOORYONG WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$655,000** Sold Date **21-Sep-22**

Distance **2.53km**

RS = Recent sale

UN = Undisclosed Sale

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