

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

13/76 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Oct 2019

to

30 Sep 2020

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

17/76 The Esplanade Caroline Springs VIC 3023	\$412,500	05-Jun-20
24/1 Woodward Way Caroline Springs VIC 3023	\$430,000	27-Jul-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: 10 October 2020



17/76 The Esplanade Caroline Springs VIC 3023

 2  2  1

Sold Price **\$412,500** Sold Date **05-Jun-20**

Distance -



24/1 Woodward Way Caroline Springs VIC 3023

 2  2  1

Sold Price ^{RS} **\$430,000** Sold Date **27-Jul-20**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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