

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

17 Kai Close, Caroline Springs Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$475,000

Median sale price

Median price \$450,000 Property Type Unit Suburb Caroline Springs

Period - From 01/01/2021 to 31/12/2021 Source REIV

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 six 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
1	50 Amberlea Cirt TAYLORS HILL 3037	\$476,000	05/01/2022
2	403 Hume Dr CAROLINE SPRINGS 3023	\$475,000	26/01/2022
3	5/1 Dargi Green CAROLINE SPRINGS 3023	\$442,000	03/03/2022

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 six months.~~

This Statement of Information was prepared on:

16/03/2022 16:24

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

Indicative Selling Price

\$440,000 - \$475,000

Median Unit Price

Year ending December 2021: \$450,000



3 2 1

Property Type: Townhouse

Land Size: 119 sqm approx

Agent Comments

Comparable Properties



50 Amberlea Cirt TAYLORS HILL 3037 (REI/VG) Agent Comments

3 2 2

Price: \$476,000

Method: Private Sale

Date: 05/01/2022

Property Type: House

Land Size: 164 sqm approx



403 Hume Dr CAROLINE SPRINGS 3023 (VG) Agent Comments

3 - -

Price: \$475,000

Method: Sale

Date: 26/01/2022

Property Type: House (Res)

Land Size: 161 sqm approx



5/1 Dargi Green CAROLINE SPRINGS 3023 (REI) Agent Comments

3 1 1

Price: \$442,000

Method: Private Sale

Date: 03/03/2022

Property Type: House

Land Size: 146 sqm approx

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067