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 betweer	\$440,000		&		\$475,000					
Median sale pi	rice									
Median price	\$450,000	Pro	operty Type	Unit			Suburb	Caroline Springs		
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ade	dress 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



17 Kai Close, Caroline Springs Vic 3023







Property Type: Townhouse **Land Size:** 119 sqm approx Agent Comments 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

Comparable Properties



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



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

Agent Comments



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)

3023 Agent Comments



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





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