

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

7/2 MONCKTON PLACE 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jan 2024

to

31 Dec 2024

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 WOOLING LANE CAROLINE SPRINGS VIC 3023	\$470,000	17-Nov-24
6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023	\$470,000	13-Dec-24
251/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	23-Aug-24

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: 13 January 2025



9 WOOLING LANE CAROLINE SPRINGS VIC 3023

2 1 2

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **17-Nov-24**

Distance **1.47km**



6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price ^{RS} **\$470,000** Sold Date **13-Dec-24**

Distance **0.51km**



251/73 LAKE STREET CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price **\$470,000** Sold Date **23-Aug-24**

Distance **0.22km**

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

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