

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

15/76 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2022

to

30 Jun 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

2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$470,000	29-May-23
14/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$465,000	04-Apr-23
6/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$500,000	10-Jul-23

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: 24 July 2023



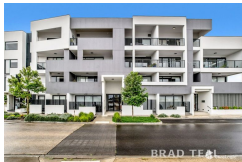
2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} \$470,000 Sold Date 29-May-23

2 2 1

Distance 0km



14/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023

Sold Price

\$465,000 Sold Date 04-Apr-23

2 2 1

Distance 0km



6/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023

Sold Price

^{RS} \$500,000 Sold Date 10-Jul-23

2 2 1

Distance 0.42km

RS = Recent sale

UN = Undisclosed Sale

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