

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

33 KYNETON CIRCUIT 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2022

to

28 Feb 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

77 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023	\$590,000	09-Feb-23
9 MORWELL GARDENS CAROLINE SPRINGS VIC 3023	\$597,500	02-Nov-22
2 ALPINE GARDENS CAROLINE SPRINGS VIC 3023	\$580,000	14-Feb-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: 09 March 2023

**77 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price

RS **\$590,000** Sold Date **09-Feb-23**Distance **1.16km****9 MORWELL GARDENS CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price

RS **\$597,500** Sold Date **02-Nov-22**Distance **1.05km****2 ALPINE GARDENS CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price

RS **\$580,000** Sold Date **14-Feb-23**Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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