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 rang betwee	·	\$560,000	&	\$600,000	
Median sale price (*Delete house or unit as ap	plicable)							
Median Price	\$750,000	Prop	erty type	House		Suburb	Caroline Springs	
Period-from	01 Mar 2022	to	28 Feb 2	023	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

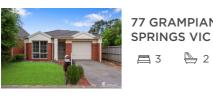


consumer.vic.gov.au



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77 GRAMPIANS WAY CAROLINE SPRINGS VIC 3023 ☐ 3 ⓑ 2 ⇔ 1	Sold Price	^{RS} \$590,000	Sold Date Distance	09-Feb-23 1.16km
9 MORWELL GARDENS CAROLINE SPRINGS VIC 3023 ☐ 3 È 2 ⇔ 2	Sold Price	\$597,500	Sold Date Distance	02-Nov-22 1.05km



2 ALPINE GARDENS CAROLINE SPRINGS VIC 3023		Sold Price	^{RS} \$580,000	Sold Date	14-Feb-23	
= 3	2 🚔	<u>⇔</u> 2			Distance	1.41km

RS = Recent sale UN = Undisclosed Sale

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