

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 1/76 The Esplanade, Caroline Springs, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$435,000

Median sale price

Median price \$452,500 Property Type House Suburb Caroline Springs (3023)

Period - From 27/10/2021 to 24/11/2021 Source realestate.com.au

Comparable property sales

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.

Address of comparable property	Price	Date of sale
352/73 LAKE STREET, CAROLINE SPRINGS VIC 3023	\$455,000	21/10/2021
313/9 COMMERCIAL ROAD, CAROLINE SPRINGS VIC 3023	\$410,000	16/09/2021
408/9 COMMERCIAL ROAD, CAROLINE SPRINGS VIC 3023	\$435,000	07/08/2021

This Statement of Information was prepared on: 24/11/2021