## 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

10/13 GREVILLE STREET 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	\$595,000	&	\$650,000
Single Price		\$595,000	&	\$650,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$500,000	Prope	erty type	Unit		Suburb	Caroline Springs
Period-from	01 May 2024	to	30 Apr 2	2025	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
5 BEACON LANE CAROLINE SPRINGS VIC 3023	\$640,000	21-Feb-25
9/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$625,000	01-Mar-25
2/10 STAMFORD GROVE CAROLINE SPRINGS VIC 3023	\$596,000	12-Nov-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: 05 May 2025





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**5 BEACON LANE CAROLINE SPRINGS VIC 3023** 

⇔ 2

⇔1

₾ 2

Sold Price

**\$640,000** Sold Date **21-Feb-25** 

0.66km Distance



9/13 GREVILLE STREET CAROLINE Sold Price **SPRINGS VIC 3023** 

\$625,000 Sold Date 01-Mar-25

Distance 0km



2/10 STAMFORD GROVE **CAROLINE SPRINGS VIC 3023** 

**=** 3

**■** 3

₽ 2

₩ 3

Sold Price

\$596,000 Sold Date 12-Nov-24

Distance

1.24km

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

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