

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	10/76 The Esplanade, Caroline Springs, VIC 3023
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$450,000	&	\$490,000
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Median sale price

Median price	NA	Property Type	Apartment	Suburb	Caroline Springs (3023)
Period - From	06/05/2024	to	14/08/2024	Source	rp data

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
15/76 THE ESPLANADE, CAROLINE SPRINGS VIC 3023	\$475,000	05/07/2024
445/73 LAKE STREET, CAROLINE SPRINGS VIC 3023	\$500,000	22/03/2024
223/173 CAROLINE SPRINGS BOULEVARD, CAROLINE SPRINGS VIC 3023	\$515,000	04/07/2024

This Statement of Information was prepared on: 30/08/2024