

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

201/184 THE ESPLANADE 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 May 2024

to

30 Apr 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

7/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$442,000	03-Feb-25
12/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$448,000	12-Feb-25
1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023	\$460,000	14-Dec-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: 08 May 2025



7/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

\$442,000

Sold Date

03-Feb-25

Distance

0.22km



12/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

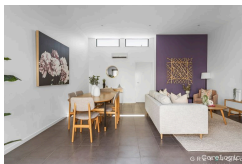
\$448,000

Sold Date

12-Feb-25

Distance

0.22km



1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

\$460,000

Sold Date

14-Dec-24

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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