

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

3 COBURN WAY 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

\$749,000

&

\$789,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2024

to

31 Jan 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 ASTHIMA WAY CAROLINE SPRINGS VIC 3023 | \$780,000 | 19-Aug-24 |
| 25 DRUMMOND STREET CAROLINE SPRINGS VIC 3023 | \$775,000 | 06-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.

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**5 ASTHIMA WAY CAROLINE
SPRINGS VIC 3023**

4 2 2

Sold Price **\$780,000** Sold Date **19-Aug-24**

Distance **1.88km**



**25 DRUMMOND STREET CAROLINE
SPRINGS VIC 3023**

4 2 2

Sold Price **\$775,000** Sold Date **06-Nov-24**

Distance **1.54km**

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

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