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	12 KAI CLOSE 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	$495,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Caroline Springs
Period-from	01 Oct 2023	to	30 Sep 2024	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
24/8 THE CROSSING CAROLINE SPRINGS VIC 3023	$500,000	23-Jul-24
8/8 THE CROSSING CAROLINE SPRINGS VIC 3023	$515,000	13-Jul-24
7/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	$510,000	30-Jul-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: 21 October 2024

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24/8 THE CROSSING CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price RS $500,000 Sold Date 23-Jul-24

Distance 1.28km

8/8 THE CROSSING CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price RS $515,000 Sold Date 13-Jul-24

Distance 1.3km

7/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price $510,000 Sold Date 30-Jul-24

Distance 1.39km

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

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