

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

104/9 COMMERCIAL ROAD 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2022

to

30 Jun 2023

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

206/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$452,000	05-May-23
153/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	05-Jul-23
2/76 THE ESPLANADE CAROLINE SPRINGS VIC 3023	\$470,000	29-May-23

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: 27 July 2023



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**206/9 COMMERCIAL ROAD
CAROLINE SPRINGS VIC 3023**

2 2 1

Sold Price ^{RS} **\$452,000** Sold Date **05-May-23**

Distance **0km**



**153/73 LAKE STREET CAROLINE
SPRINGS VIC 3023**

2 2 1

Sold Price ^{RS} **\$470,000** Sold Date **05-Jul-23**

Distance **0km**



**2/76 THE ESPLANADE CAROLINE
SPRINGS VIC 3023**

2 2 1

Sold Price Sold Date **29-May-23**

Distance **0.59km**

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

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