

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

2 KAHAN 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2023

to

31 Dec 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

2 LANCELY GREEN CAROLINE SPRINGS VIC 3023	\$741,850	01-Aug-23
4 COBURN WAY CAROLINE SPRINGS VIC 3023	\$735,000	16-Nov-23
29 HEYSEN PARKWAY CAROLINE SPRINGS VIC 3023	\$712,000	21-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: 12 January 2024



2 LANCELY GREEN CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$741,850** Sold Date **01-Aug-23**

Distance **0.18km**



4 COBURN WAY CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price ^{RS} **\$735,000** Sold Date **16-Nov-23**

Distance **0.44km**



29 HEYSEN PARKWAY CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$712,000** Sold Date **21-May-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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