

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

1/2 GREAT BARR CRESCENT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2023

to

31 May 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

Address of comparable property	Price	Date of sale
14/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$500,000	03-Feb-24
10/30-40 COLLEGE STREET CAROLINE SPRINGS VIC 3023	\$528,000	27-Jun-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: 07 June 2024

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**14/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023**

2 1 1

Sold Price **\$500,000** Sold Date **03-Feb-24**Distance **1.4km****10/30-40 COLLEGE STREET CAROLINE SPRINGS VIC 3023**

2 1 1

Sold Price

\$528,000 Sold Date **27-Jun-23**Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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