

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 JELLS PLACE 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

\$830,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2023

to

29 Feb 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

6 SCOTSBURN PLACE CAROLINE SPRINGS VIC 3023	\$820,000	09-Oct-23
111 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023	\$875,000	15-Apr-23
27 RUTHERGLEN WAY CAROLINE SPRINGS VIC 3023	\$820,000	04-May-22

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: 19 March 2024

**6 SCOTSBURN PLACE CAROLINE SPRINGS VIC 3023**3  2  2 

Sold Price

\$820,000

Sold Date

09-Oct-23

Distance

1.87km**111 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023**3  2  2 

Sold Price

\$875,000

Sold Date

15-Apr-23

Distance

1.7km**27 RUTHERGLEN WAY CAROLINE SPRINGS VIC 3023**3  2  2 

Sold Price

\$820,000

Sold Date

04-May-22

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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