

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

10 BUNYIP WALK 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2023

to

30 Apr 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

26 CROFT STREET CAROLINE SPRINGS VIC 3023	\$575,000	21-Mar-24
15 CULLEN TERRACE CAROLINE SPRINGS VIC 3023	\$590,000	15-Jul-23
30 HASCOMBE DRIVE CAROLINE SPRINGS VIC 3023	\$620,000	30-Jan-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: 16 May 2024



26 CROFT STREET CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

^{RS}

\$575,000

Sold Date

21-Mar-24

Distance

0.09km



15 CULLEN TERRACE CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price

\$590,000

Sold Date

15-Jul-23

Distance

0.23km



30 HASCOMBE DRIVE CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price

\$620,000

Sold Date

30-Jan-24

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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