

## 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

11 BROADWAY CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$830,000

### 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

5 BRAESIDE WALK CAROLINE SPRINGS VIC 3023	\$782,000	21-Dec-23
1 DUNEIRA GROVE CAROLINE SPRINGS VIC 3023	\$793,101	27-Jan-24
13 DARLEITH TERRACE CAROLINE SPRINGS VIC 3023	\$782,500	17-Feb-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: 24 March 2024

**5 BRAESIDE WALK CAROLINE SPRINGS VIC 3023**

4 2 2

Sold Price **\$782,000** Sold Date **21-Dec-23**Distance **1.44km****1 DUNEIRA GROVE CAROLINE SPRINGS VIC 3023**

4 2 3

Sold Price <sup>RS</sup> **\$793,101** Sold Date **27-Jan-24**Distance **1.7km****13 DARLEITH TERRACE CAROLINE SPRINGS VIC 3023**

4 2 6

Sold Price <sup>RS</sup> **\$782,500** Sold Date **17-Feb-24**Distance **1.56km**

RS = Recent sale      UN = Undisclosed Sale

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