

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

18/17-21 COBAW CIRCUIT 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

\$480,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Apr 2023

to

31 Mar 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

2/93 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023	\$510,000	06-Nov-23
13 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$570,000	28-Oct-23
20 MILLPORT DRIVE BURNSIDE HEIGHTS VIC 3023	\$515,000	02-Nov-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: 03 April 2024

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**2/93 ARBOUR BOULEVARD
BURNSIDE HEIGHTS VIC 3023**

 3  2  1

Sold Price **\$510,000** Sold Date **06-Nov-23**

Distance **1.92km**



**13 OLDIS CLOSE CAROLINE
SPRINGS VIC 3023**

 3  2  1

Sold Price **\$570,000** Sold Date **28-Oct-23**

Distance **0.59km**



**20 MILLPORT DRIVE BURNSIDE
HEIGHTS VIC 3023**

 3  2  1

Sold Price **\$515,000** Sold Date **02-Nov-23**

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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