

# 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

2/4-6 Hopetoun Green, 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$507,500 Property Type Unit Suburb Caroline Springs

Period - From 01/10/2023 to 31/12/2023 Source REIV

### 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 six 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
1	14/13 Greville St CAROLINE SPRINGS 3023	\$500,000	03/02/2024
2	9/76 The Esplanade CAROLINE SPRINGS 3023	\$458,000	23/10/2023
3	8/76 The Esplanade CAROLINE SPRINGS 3023	\$450,000	05/03/2024

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 six months.~~

This Statement of Information was prepared on:

27/03/2024 09:36



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

December quarter 2023: \$507,500

## Comparable Properties



**14/13 Greville St CAROLINE SPRINGS 3023 (REI/VG)**

**Agent Comments**



**Price:** \$500,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)



**9/76 The Esplanade CAROLINE SPRINGS 3023 (REI/VG)**

**Agent Comments**



**Price:** \$458,000

**Method:** Private Sale

**Date:** 23/10/2023

**Property Type:** Apartment



**8/76 The Esplanade CAROLINE SPRINGS 3023 (REI)**

**Agent Comments**



**Price:** \$450,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House