

## 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

25/2 MONCKTON PLACE 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 2023

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

4/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$430,000	19-Aug-23
10/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$410,000	20-Jul-23
26/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$420,000	24-Jul-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: 01 November 2023



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**4/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023** Sold Price **\$430,000** Sold Date **19-Aug-23**

2 1 1

Distance **0km**



**10/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023** Sold Price **\$410,000** Sold Date **20-Jul-23**

2 1 1

Distance **0km**



**26/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023** Sold Price **\$420,000** Sold Date **24-Jul-23**

2 1 1

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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