

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

3 BRACK PLACE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

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

22 MOUNT WAY CAROLINE SPRINGS VIC 3023	\$600,000	03-Nov-23
30 MOUNT WAY CAROLINE SPRINGS VIC 3023	\$599,000	09-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: 15 November 2023



22 MOUNT WAY CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price ^{RS} **\$600,000** Sold Date **03-Nov-23**

Distance **0.78km**



30 MOUNT WAY CAROLINE SPRINGS VIC 3023

 3  1  1

Sold Price ^{RS} **\$599,000** Sold Date **09-Nov-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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