

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 313/9 Commercial Road, Caroline Springs Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$440,000 & \$469,000

Median sale price

Median price \$487,500 Property Type Unit Suburb Caroline Springs

Period - From 06/06/2023 to 05/06/2024 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	9/76 The Esplanade CAROLINE SPRINGS 3023	\$458,000	23/10/2023
2	209/9 Commercial Rd CAROLINE SPRINGS 3023	\$435,000	14/11/2023
3	9/1 Woodward Way CAROLINE SPRINGS 3023	\$425,000	21/12/2023

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: 06/06/2024 19:05



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$440,000 - \$469,000
Median Unit Price
06/06/2023 - 05/06/2024: \$487,500

Comparable Properties



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



Price: \$458,000
Method: Private Sale
Date: 23/10/2023
Property Type: Apartment



209/9 Commercial Rd CAROLINE SPRINGS 3023 Agent Comments
(REI/VG)



Price: \$435,000
Method: Private Sale
Date: 14/11/2023
Property Type: Unit



9/1 Woodward Way CAROLINE SPRINGS 3023 Agent Comments
(VG)



Price: \$425,000
Method: Sale
Date: 21/12/2023
Property Type: Strata Unit/Flat