

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

5 JELLS 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

\$870,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jun 2022

to

31 May 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

7 PEPPER TREE COURT CAROLINE SPRINGS VIC 3023	\$884,444	13-Oct-22
13 BENDIGO CIRCUIT CAROLINE SPRINGS VIC 3023	\$875,000	28-Oct-22
9 BARRINGO WAY CAROLINE SPRINGS VIC 3023	\$880,000	18-Mar-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: 05 June 2023

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7 PEPPER TREE COURT CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$884,444

Sold Date

13-Oct-22

Distance

1.38km



13 BENDIGO CIRCUIT CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$875,000

Sold Date

28-Oct-22

Distance

3.55km



9 BARRINGO WAY CAROLINE SPRINGS VIC 3023

 4
  2
  2

Sold Price

\$880,000

Sold Date

18-Mar-23

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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