

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

7 BUNYA CLOSE 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2023

to

31 Mar 2024

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

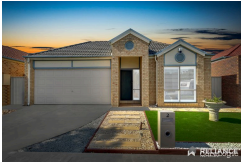
Date of sale

2 SEFTON LANE CAROLINE SPRINGS VIC 3023	\$675,000	20-Feb-24
32 RANMORE GROVE CAROLINE SPRINGS VIC 3023	\$670,000	27-Jan-24
39 PARKIN AVENUE CAROLINE SPRINGS VIC 3023	\$640,000	02-Mar-24

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: 30 April 2024



2 SEFTON LANE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$675,000** Sold Date **20-Feb-24**

Distance **1.15km**



32 RANMORE GROVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price **\$670,000** Sold Date **27-Jan-24**

Distance **1.23km**



39 PARKIN AVENUE CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **02-Mar-24**

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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