

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

2/17 VIEWBANK WALK 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

\$750,000

&

\$800,000

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

7 LORIMER STREET CAROLINE SPRINGS VIC 3023	\$781,000	16-Sep-23
7 WATTLEPARK STREET CAROLINE SPRINGS VIC 3023	\$790,000	14-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: 21 November 2023



7 LORIMER STREET CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

\$781,000

Sold Date

16-Sep-23

Distance

0.62km



7 WATTLEPARK STREET CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price

\$790,000

Sold Date

14-Jul-23

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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