

## 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

110/9 Commercial Road Caroline Springs VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Mar 2021

to

28 Feb 2022

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

404/9 Commercial Road Caroline Springs VIC 3023	\$460,000	22-Nov-21
416/9 Commercial Road Caroline Springs VIC 3023	\$449,000	16-Oct-21
352/73 Lake Street Caroline Springs VIC 3023	\$455,000	04-Oct-21

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: 02 March 2022



**404/9 Commercial Road Caroline Springs VIC 3023**

 2  2  1

Sold Price **\$460,000** Sold Date **22-Nov-21**

Distance -



**416/9 Commercial Road Caroline Springs VIC 3023**

 2  -  -

Sold Price **\$449,000** Sold Date **16-Oct-21**

Distance -



**352/73 Lake Street Caroline Springs VIC 3023**

 2  2  1

Sold Price **\$455,000** Sold Date **04-Oct-21**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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