

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

3 CREEKBANK 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

\$1,160,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2023

to

30 Nov 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

1 ARROYO PLACE CAROLINE SPRINGS VIC 3023	\$1,160,000	31-Oct-24
56 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023	\$1,200,000	22-Oct-24
78 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023	\$1,173,000	25-Aug-24

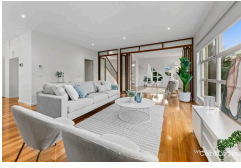
OR

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.~~

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1 ARROYO PLACE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price ^{RS} **\$1,160,000** Sold Date **31-Oct-24**

Distance **1.71km**



56 KOROROIT APPROACH CAROLINE SPRINGS VIC 3023

4 2 3

Sold Price ^{RS} **\$1,200,000** Sold Date **22-Oct-24**

Distance **1.23km**



78 ARBOUR BOULEVARD BURNSIDE HEIGHTS VIC 3023

4 2 2

Sold Price **\$1,173,000** Sold Date **25-Aug-24**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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