

## 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

17/2 MONCKTON PLACE 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

\$500,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Nov 2023

to

31 Oct 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

16/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$450,000	20-Jun-24
313/9 COMMERCIAL ROAD CAROLINE SPRINGS VIC 3023	\$450,000	07-Jul-24
251/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	05-Sep-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: 19 November 2024



**16/2 MONCKTON PLACE  
CAROLINE SPRINGS VIC 3023**

2 1 1

Sold Price **\$450,000** Sold Date **20-Jun-24**

Distance **0km**



**313/9 COMMERCIAL ROAD  
CAROLINE SPRINGS VIC 3023**

2 2 1

Sold Price Sold Date **07-Jul-24**

Distance **0.22km**



**251/73 LAKE STREET CAROLINE  
SPRINGS VIC 3023**

2 2 1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **05-Sep-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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