

## 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

410/9 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

303/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$450,000	21-Oct-22
16/2 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$450,000	20-Jun-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: 06 December 2024



**303/173 CAROLINE SPRINGS  
BOULEVARD CAROLINE SPRINGS  
VIC 3023**

2 1 1

Sold Price **\$450,000** Sold Date **21-Oct-22**

Distance **0.77km**



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

2 1 1

Sold Price Sold Date **20-Jun-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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