

## 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

13 WALLACE 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

\$710,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2023

to

30 Apr 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

11 CATANI MEWS CAROLINE SPRINGS VIC 3023	\$775,000	29-Feb-24
11 RANMORE GROVE CAROLINE SPRINGS VIC 3023	\$765,000	04-Nov-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: 10 May 2024



## 11 CATANI MEWS CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**29-Feb-24**

Distance

**2.93km**



## 11 RANMORE GROVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

**\$765,000**

Sold Date

**04-Nov-23**

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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