

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 Carmine Circuit Burnside 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Burnside

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 Caesia Way Caroline Springs VIC 3023	\$900,000	13-Jul-19
47 Marine Parade Caroline Springs VIC 3023	\$930,000	14-Sep-19
4 Rosslyn Cove Caroline Springs VIC 3023	\$962,000	28-May-19

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: 16 September 2019



2 Caesia Way Caroline Springs VIC 3023

4 3 2

Sold Price

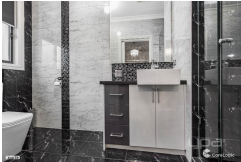
\$900,000

Sold Date

13-Jul-19

Distance

0.97km



47 Marine Parade Caroline Springs VIC 3023

4 3 2

Sold Price

\$930,000

Sold Date

14-Sep-19

Distance

1.43km



4 Rosslyn Cove Caroline Springs VIC 3023

4 4 3

Sold Price

\$962,000

Sold Date

28-May-19

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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