

## 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

16 SHARROCK CLOSE CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Oct 2023

to

30 Sep 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

25 HERRINGTON TURN CAROLINE SPRINGS VIC 3023	\$575,000	21-Sep-24
1 YARRA LANE CAROLINE SPRINGS VIC 3023	\$573,000	27-Sep-24
11 LALOR COURT CAROLINE SPRINGS VIC 3023	\$580,000	15-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: 10 October 2024

# AREA SPECIALIST

Jordan Chircop  
P (03) 8001 0099  
M 0452602776  
E [jordanc@areaspecialist.com.au](mailto:jordanc@areaspecialist.com.au)



## 25 HERRINGTON TURN CAROLINE SPRINGS VIC 3023

 3  1  1

Sold Price

<sup>RS</sup>

**\$575,000**

Sold Date

**21-Sep-24**

Distance

**0.28km**



## 1 YARRA LANE CAROLINE SPRINGS VIC 3023

 3  1  1

Sold Price

<sup>RS</sup>

**\$573,000**

Sold Date

**27-Sep-24**

Distance

**0.49km**



## 11 LALOR COURT CAROLINE SPRINGS VIC 3023

 3  2  1

Sold Price

**\$580,000**

Sold Date

**15-Jun-24**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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