

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

2 IRWIN GARDENS CAROLINE SPRINGS 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2024

to

31 Jan 2025

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

8 KOOYONG WAY CAROLINE SPRINGS VIC 3023	\$625,000	12-Nov-24
9 RIDGEGREEN VIEW CAROLINE SPRINGS VIC 3023	\$630,000	31-Jan-25
8 CATANI MEWS CAROLINE SPRINGS VIC 3023	\$620,000	20-Nov-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 February 2025



8 KOOYONG WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$625,000** Sold Date **12-Nov-24**

Distance **0.24km**



9 RIDGEGREEN VIEW CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price ^{RS} **\$630,000** Sold Date **31-Jan-25**

Distance **1.5km**



8 CATANI MEWS CAROLINE SPRINGS VIC 3023

3 1 2

Sold Price **\$620,000** Sold Date **20-Nov-24**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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