

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

7/1 WOODWARD WAY 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

\$435,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

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

251/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	23-Aug-24
6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023	\$470,000	11-Dec-24
1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023	\$460,000	14-Dec-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: 20 February 2025



251/73 LAKE STREET CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price **\$470,000** Sold Date **23-Aug-24**

Distance **0.85km**

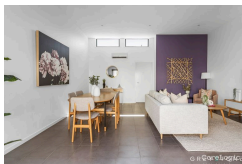


6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023

2 2 1

Sold Price Sold Date **11-Dec-24**

Distance **0.92km**



1/12-20 BROADWAY CAROLINE SPRINGS VIC 3023

2 1 1

Sold Price **\$460,000** Sold Date **14-Dec-24**

Distance **1.19km**

RS = Recent sale UN = Undisclosed Sale

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