

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 11 EARLSWOOD 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 \$1,000,000 & \$1,100,000

Median sale price

(\*Delete house or unit as applicable)

Median Price \$742,000 Property type House Suburb Caroline Springs  
Period-from 01 Sep 2023 to 31 Aug 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
42 LAWSON WAY CAROLINE SPRINGS VIC 3023	\$1,075,000	06-Jun-24
9 LEARMONTH COURT CAROLINE SPRINGS VIC 3023	\$1,020,000	28-Jun-24
33 BOATHOUSE DRIVE CAROLINE SPRINGS VIC 3023	\$1,010,000	13-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: 03 September 2024