

## 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

12 OTWAY GREEN 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Aug 2023

to

31 Jul 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

4 TUMBALONG STREET CAROLINE SPRINGS VIC 3023	\$725,000	27-Jun-24
8 NETHERTON PLACE CAROLINE SPRINGS VIC 3023	\$705,000	17-Jul-24
6 MALMSBURY PLACE CAROLINE SPRINGS VIC 3023	\$700,000	05-Jul-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: 31 August 2024



## 4 TUMBALONG STREET CAROLINE SPRINGS VIC 3023

Sold Price

<sup>RS</sup> \$725,000

Sold Date

27-Jun-24



4



2



2

Distance

2.26km



## 8 NETHERTON PLACE CAROLINE SPRINGS VIC 3023

Sold Price

<sup>RS</sup> \$705,000

Sold Date

17-Jul-24



4



2



2

Distance

0.38km



## 6 MALMSBURY PLACE CAROLINE SPRINGS VIC 3023

Sold Price

<sup>RS</sup> \$700,000

Sold Date

05-Jul-24



4



2



2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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