

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 STRATHVEA LANE 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2024

to

31 Mar 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

5 MERRIGUM CRESCENT CAROLINE SPRINGS VIC 3023	\$1,180,000	15-Nov-24
2 DERWENT CLOSE CAROLINE SPRINGS VIC 3023	\$1,210,000	28-Mar-25
30 JAMIESON LINK CAROLINE SPRINGS VIC 3023	\$1,188,000	18-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: 17 April 2025



**5 MERRIGUM CRESCENT
CAROLINE SPRINGS VIC 3023**

5 3 2

Sold Price ^{RS} **\$1,180,000** Sold Date **15-Nov-24**

Distance **0.3km**



**2 DERWENT CLOSE CAROLINE
SPRINGS VIC 3023**

4 3 2

Sold Price ^{RS} **\$1,210,000** Sold Date **28-Mar-25**

Distance **1.26km**



**30 JAMIESON LINK CAROLINE
SPRINGS VIC 3023**

5 2 2

Sold Price **\$1,188,000** Sold Date **18-Nov-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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