

## 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

1 YARRA LANE 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

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

1 HAMMERSLEY PLACE CAROLINE SPRINGS VIC 3023	\$615,000	09-Apr-24
13 MAITLAND PLACE CAROLINE SPRINGS VIC 3023	\$580,000	13-Mar-24
6 LYME PARK CIRCLE CAROLINE SPRINGS VIC 3023	\$618,000	05-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: 07 August 2024



**1 HAMMERSLEY PLACE CAROLINE SPRINGS VIC 3023**

3 1 1

Sold Price

**\$615,000**

Sold Date **09-Apr-24**

Distance

**0.84km**



**13 MAITLAND PLACE CAROLINE SPRINGS VIC 3023**

3 1 1

Sold Price

**\$580,000**

Sold Date **13-Mar-24**

Distance

**1.27km**



**6 LYME PARK CIRCLE CAROLINE SPRINGS VIC 3023**

3 1 1

Sold Price

<sup>RS</sup> **\$618,000**

Sold Date **05-Jun-24**

Distance

**1.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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