

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 MCLAREN CHASE 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

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

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

| | | |
|---|-----------|-----------|
| 3 DERWENT CLOSE CAROLINE SPRINGS VIC 3023 | \$780,000 | 20-Mar-24 |
| 3 COPSE WOOD BEND CAROLINE SPRINGS VIC 3023 | \$790,000 | 03-May-24 |
| 5 ASTHIMA WAY CAROLINE SPRINGS VIC 3023 | \$780,000 | 22-Aug-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: 12 September 2024



3 DERWENT CLOSE CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **\$780,000** Sold Date **20-Mar-24**

Distance **0.66km**



3 COPSE WOOD BEND CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **\$790,000** Sold Date **03-May-24**

Distance **0.78km**



5 ASTHIMA WAY CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price ^{RS} **\$780,000** Sold Date **22-Aug-24**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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