

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

9 RIDGEGREEN VIEW 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 67 ST GEORGES AVENUE CAROLINE SPRINGS VIC 3023 | \$655,000 | 03-Sep-24 |
| 4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023 | \$630,000 | 31-Jul-24 |
| 66 CLARENDON WYND CAROLINE SPRINGS VIC 3023 | \$640,000 | 17-Sep-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: 10 January 2025



**67 ST GEORGES AVENUE
CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price **\$655,000** Sold Date **03-Sep-24**

Distance **1.35km**



**4 BLENHEIM WAY CAROLINE
SPRINGS VIC 3023**

3 2 1

Sold Price **\$630,000** Sold Date **31-Jul-24**

Distance **1.51km**



**66 CLARENDON WYND CAROLINE
SPRINGS VIC 3023**

3 2 1

Sold Price **\$640,000** Sold Date **17-Sep-24**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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