

## 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

5 DOYLE LANE CAROLINE SPRINGS VIC 3023

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

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

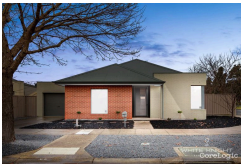
Date of sale

|   |           |           |
|---|-----------|-----------|
| 23 GISBORNE WAY CAROLINE SPRINGS VIC 3023 | \$608,000 | 24-Aug-24 |
| 26 CROFT STREET CAROLINE SPRINGS VIC 3023 | \$575,000 | 21-Mar-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



**23 GISBORNE WAY CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price **\$608,000** Sold Date **24-Aug-24**

Distance **0.69km**



**26 CROFT STREET CAROLINE SPRINGS VIC 3023**

 2  1  1

Sold Price **\$575,000** Sold Date **21-Mar-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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