

## 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

19 GOODENIA WAY 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

\$920,000

&

\$1,010,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2023

to

31 Oct 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

8 BRAESIDE WALK CAROLINE SPRINGS VIC 3023	\$980,000	29-May-24
15 MCLAREN CHASE CAROLINE SPRINGS VIC 3023	\$995,000	27-May-24
4 CARISBROOK STREET CAROLINE SPRINGS VIC 3023	\$930,000	22-Jul-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: 21 November 2024



## 8 BRAESIDE WALK CAROLINE SPRINGS VIC 3023

 4  3  2

Sold Price **\$980,000** Sold Date **29-May-24**

Distance **1.36km**



## 15 MCLAREN CHASE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$995,000** Sold Date **27-May-24**

Distance **0.77km**



## 4 CARISBROOK STREET CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price **\$930,000** Sold Date **22-Jul-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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