

## 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

66 CLARENDON WYND 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

\$630,000

&

\$660,000

### 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

|   |           |           |
|---|-----------|-----------|
| 67 ST GEORGES AVENUE CAROLINE SPRINGS VIC 3023  | \$655,000 | 16-Sep-24 |
| 4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023        | \$630,000 | 31-Jul-24 |
| 14 BARRINGTON CIRCUIT CAROLINE SPRINGS VIC 3023 | \$659,000 | 01-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: 22 September 2024



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

 3  2  1

Sold Price

<sup>RS</sup> **\$655,000**

Sold Date

**16-Sep-24**

Distance

**1.1km**



**4 BLENHEIM WAY CAROLINE  
SPRINGS VIC 3023**

 3  2  1

Sold Price

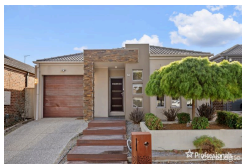
**\$630,000**

Sold Date

**31-Jul-24**

Distance

**1.18km**



**14 BARRINGTON CIRCUIT  
CAROLINE SPRINGS VIC 3023**

 3  2  1

Sold Price

**\$659,000**

Sold Date

**01-Jun-24**

Distance

**1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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