

## 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

11 THE PARKWAY 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

\$865,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Mar 2023

to

29 Feb 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

7 RISLEY CLOSE CAROLINE SPRINGS VIC 3023	\$910,000	06-Dec-23
1 MERRIGUM CRESCENT CAROLINE SPRINGS VIC 3023	\$900,000	23-Apr-22

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: 25 March 2024



**7 RISLEY CLOSE CAROLINE  
SPRINGS VIC 3023**

 4  2  4

Sold Price

**\$910,000**

Sold Date

**06-Dec-23**

Distance

**1.12km**



**1 MERRIGUM CRESCENT CAROLINE  
SPRINGS VIC 3023**

 4  2  2

Sold Price

**\$900,000**

Sold Date

**23-Apr-22**

Distance

**3.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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