

## 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

22/1 WOODWARD 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

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jul 2023

to

30 Jun 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

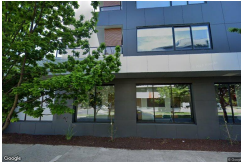
Date of sale

114/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$540,000	13-Nov-23
31/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$555,000	04-Mar-24
312/173 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023	\$570,000	19-Apr-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: 12 July 2024



**114/173 CAROLINE SPRINGS  
BOULEVARD CAROLINE SPRINGS  
VIC 3023**

2 2 1

Sold Price **\$540,000** Sold Date **13-Nov-23**

Distance **0.06km**



**31/1 WOODWARD WAY CAROLINE  
SPRINGS VIC 3023**

2 1 1

Sold Price **\$555,000** Sold Date **04-Mar-24**

Distance **0km**



**312/173 CAROLINE SPRINGS  
BOULEVARD CAROLINE SPRINGS  
VIC 3023**

2 2 1

Sold Price <sup>RS</sup> **\$570,000** Sold Date **19-Apr-24**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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