

## 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

7 WILLIAM CIRCUIT 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2023

to

30 Nov 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

4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023	630000	31-Jul-24
66 CLARENDON WYND CAROLINE SPRINGS VIC 3023	640000	22-Sep-24
21 MOCKRIDGE AVENUE BURNSIDE VIC 3023	641000	02-Sep-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: 02 December 2024



**4 BLENHEIM WAY CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price **630000** Sold Date **31-Jul-24**

Distance **1.66km**



**66 CLARENDON WYND CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price <sup>RS</sup> **640000** Sold Date **22-Sep-24**

Distance **1.62km**



**21 MOCKRIDGE AVENUE BURNSIDE VIC 3023**

3 2 1

Sold Price <sup>RS</sup> **641000** Sold Date **02-Sep-24**

Distance **0.65km**

RS = Recent sale      UN = Undisclosed Sale

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