

## 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

18 BOATHOUSE DRIVE 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$742,000

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

3 WATERVIEW WALK CAROLINE SPRINGS VIC 3023	\$883,000	30-Aug-24
28 MONCKTON PLACE CAROLINE SPRINGS VIC 3023	\$840,000	09-Mar-24
8 OLDIS CLOSE CAROLINE SPRINGS VIC 3023	\$842,000	04-Feb-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: 09 September 2024



## 3 WATERVIEW WALK CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

<sup>RS</sup>

**\$883,000**

Sold Date **30-Aug-24**

Distance

**0.04km**



## 28 MONCKTON PLACE CAROLINE SPRINGS VIC 3023

 3  3  2

Sold Price

**\$840,000**

Sold Date **09-Mar-24**

Distance

**0.28km**



## 8 OLDIS CLOSE CAROLINE SPRINGS VIC 3023

 4  2  2

Sold Price

**\$842,000**

Sold Date **04-Feb-24**

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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