

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 YENDON CLOSE CAROLINE SPRINGS VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$970,000

&

\$1,065,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2023

to

31 Oct 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 EDGBASTON PARADE CAROLINE SPRINGS VIC 3023	\$1,080,000	15-Jul-24
7 STUDLEY PARK WAY CAROLINE SPRINGS VIC 3023	\$1,070,000	23-Oct-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 November 2024

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4 EDGBASTON PARADE CAROLINE Sold Price ^{RS} **\$1,080,000** Sold Date **15-Jul-24**
SPRINGS VIC 3023
5 2 2 Distance **1.1km**



7 STUDLEY PARK WAY CAROLINE Sold Price ^{RS} **\$1,070,000** Sold Date **23-Oct-24**
SPRINGS VIC 3023
5 3 2 Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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