

## 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

7/1 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

\$445,500

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jan 2024

to

31 Dec 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

33/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023	\$480,000	19-Dec-24
251/73 LAKE STREET CAROLINE SPRINGS VIC 3023	\$470,000	23-Aug-24
6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023	\$470,000	13-Dec-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 January 2025



**33/1 WOODWARD WAY CAROLINE SPRINGS VIC 3023** Sold Price

<sup>RS</sup> **\$480,000** Sold Date **19-Dec-24**

 2  2  1

Distance **0km**



**251/73 LAKE STREET CAROLINE SPRINGS VIC 3023** Sold Price

Sold Price **\$470,000** Sold Date **23-Aug-24**

 2  2  1

Distance **0.85km**



**6/5-6 CHELSWORTH PLACE CAROLINE SPRINGS VIC 3023** Sold Price

Sold Price <sup>RS</sup> **\$470,000** Sold Date **13-Dec-24**

 2  2  1

Distance **0.92km**

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

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