

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

5 MERRIGUM CRESCENT 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

\$1,300,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,250

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

7 TRIANDRA CLOSE CAROLINE SPRINGS VIC 3023	\$1,340,000	31-May-24
3 MOREA CLOSE CAROLINE SPRINGS VIC 3023	\$1,385,000	29-Jan-24
45 VINTAGE WAY CAROLINE SPRINGS VIC 3023	\$1,500,000	23-Jan-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: 16 September 2024



7 TRIANDRA CLOSE CAROLINE SPRINGS VIC 3023

5 5 3

Sold Price **\$1,340,000** Sold Date **31-May-24**

Distance **2.6km**



3 MOREA CLOSE CAROLINE SPRINGS VIC 3023

4 3 4

Sold Price **\$1,385,000** Sold Date **29-Jan-24**

Distance **3.26km**



45 VINTAGE WAY CAROLINE SPRINGS VIC 3023

4 3 2

Sold Price **\$1,500,000** Sold Date **23-Jan-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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