

## 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 GARDENIA 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

\$780,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Feb 2024

to

31 Jan 2025

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

|   |           |           |
|---|-----------|-----------|
| 8 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023             | \$790,000 | 16-Dec-24 |
| 4 EMERALD COURT CAROLINE SPRINGS VIC 3023               | \$782,500 | 05-Oct-24 |
| 14 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023 | \$800,000 | 26-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: 27 February 2025



## 8 O'DONNELL DRIVE CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$790,000** Sold Date **16-Dec-24**

Distance **2.34km**



## 4 EMERALD COURT CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$782,500** Sold Date **05-Oct-24**

Distance **3.68km**



## 14 CAROLINE SPRINGS BOULEVARD CAROLINE SPRINGS VIC 3023

4 2 2

Sold Price **\$800,000** Sold Date **26-Oct-24**

Distance **3.62km**

RS = Recent sale

UN = Undisclosed Sale

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