

# 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 8 Patterson Close, 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)

Price Range

\$680,000

&

\$720,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Caroline Springs (3023)

Period - From

03/04/2023

to

27/07/2023

Source

Real Estate.com

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
13 HUNTS CROSS WAY, CAROLINE SPRINGS VIC 3023	\$665,000	05/01/2023
11 STRUTT PLACE, CAROLINE SPRINGS VIC 3023	\$720,000	29/04/2023
78 KURUNG DRIVE, KINGS PARK VIC 3021	\$700,500	04/03/2023

This Statement of Information was prepared on: 27/07/2023