

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

14 CADDICK GARDENS 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2024

to

30 Apr 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

61 FYDLER AVENUE BURNSIDE VIC 3023	\$750,000	28-Nov-24
29 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023	\$750,000	09-Feb-25
7 RYANS COURT BURNSIDE HEIGHTS VIC 3023	\$750,000	08-Apr-25

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: 19 May 2025



61 FYDLER AVENUE BURNSIDE VIC 3023 Sold Price **\$750,000** Sold Date **28-Nov-24**

 4  2  2

Distance **0.46km**



29 BLAKEVILLE DRIVE CAROLINE SPRINGS VIC 3023 Sold Price Sold Date **09-Feb-25**

 3  2  2

Distance **0.54km**



7 RYANS COURT BURNSIDE HEIGHTS VIC 3023 Sold Price Sold Date **08-Apr-25**

 3  2  2

Distance **1.91km**

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

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