

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

35/8 THE CROSSING 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

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

10/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$622,000	23-May-25
9/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$625,000	01-Mar-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: 28 May 2025



10/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023 Sold Price ^{RS} **\$622,000** ^{UN} Sold Date **23-May-25**
Distance **0.35km**

4 3 1



9/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023 Sold Price **\$625,000** Sold Date **01-Mar-25**
Distance **0.35km**

4 3 1

RS = Recent sale UN = Undisclosed Sale

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