

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 GLACK WAY 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

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,750

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2024

to

31 Mar 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

35 BARRINGO WAY CAROLINE SPRINGS VIC 3023	\$750,000	01-Apr-25
11 HOLCOLME STREET CAROLINE SPRINGS VIC 3023	\$785,000	27-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: 16 April 2025



35 BARRINGO WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price ^{RS} **\$750,000** Sold Date **01-Apr-25**
Distance **0.83km**



11 HOLCOLME STREET CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price ^{RS} **\$785,000** Sold Date **27-Mar-25**
Distance **1.24km**

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

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