

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 NARRACAN CLOSE 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

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jul 2024

to

30 Jun 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

27 STOKE HEATH WAY CAROLINE SPRINGS VIC 3023	\$1,115,000	28-May-25
2 DERWENT CLOSE CAROLINE SPRINGS VIC 3023	\$1,210,000	17-Mar-25

OR

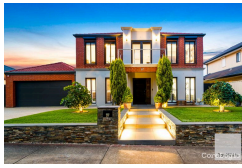
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 08 July 2025

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E ajones@barryplant.com.au**27 STOKE HEATH WAY CAROLINE SPRINGS VIC 3023**

Sold Price

^{RS}**\$1,115,000**

Sold Date

28-May-25

4



2



2

Distance

1.11km**2 DERWENT CLOSE CAROLINE SPRINGS VIC 3023**

Sold Price

\$1,210,000

Sold Date

17-Mar-25

4



3



2

Distance

1.93km**RS** = Recent sale**UN** = Undisclosed Sale

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