

## 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

2 SEFTON LANE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Dec 2022

to

30 Nov 2023

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

99 OAKVIEW PARADE CAROLINE SPRINGS VIC 3023	\$780,000	04-Nov-23
9 EARLSWOOD CLOSE CAROLINE SPRINGS VIC 3023	\$792,000	09-Sep-23

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: 06 December 2023

**99 OAKVIEW PARADE CAROLINE  
SPRINGS VIC 3023**

3 2 2

Sold Price

RS

**\$780,000**Sold Date **04-Nov-23**Distance **2.45km****9 EARLSWOOD CLOSE CAROLINE  
SPRINGS VIC 3023**

3 2 2

Sold Price

RS

**\$792,000**Sold Date **09-Sep-23**Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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