

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

4 STOKE HEATH 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|---|-----------|-----------|
| 12 BARRINGTON CIRCUIT CAROLINE SPRINGS VIC 3023 | \$674,000 | 05-Feb-24 |
| 39 PARKIN AVENUE CAROLINE SPRINGS VIC 3023 | \$640,000 | 02-Mar-24 |
| 14 BARRINGTON CIRCUIT CAROLINE SPRINGS VIC 3023 | \$659,000 | 01-Jun-24 |

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: 10 June 2024

Shae Joiner

P 03 8390 0555

M 0411 790 410

E shae@huxleyre.com.au



**12 BARRINGTON CIRCUIT
CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price **\$674,000** Sold Date **05-Feb-24**

Distance **1.33km**



**39 PARKIN AVENUE CAROLINE
SPRINGS VIC 3023**

3 2 1

Sold Price **\$640,000** Sold Date **02-Mar-24**

Distance **1.24km**



**14 BARRINGTON CIRCUIT
CAROLINE SPRINGS VIC 3023**

3 2 1

Sold Price ^{RS} **\$659,000** Sold Date **01-Jun-24**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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