

## 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

8/10 STAMFORD GROVE 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 May 2023

to

30 Apr 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

6/10 STAMFORD GROVE CAROLINE SPRINGS VIC 3023	\$658,000	10-Aug-23
1/10 STAMFORD GROVE CAROLINE SPRINGS VIC 3023	\$680,000	04-Jun-22
7 STAMFORD GROVE CAROLINE SPRINGS VIC 3023	\$690,000	19-Jun-21

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: 20 May 2024



**6/10 STAMFORD GROVE  
CAROLINE SPRINGS VIC 3023**

3 2 2

Sold Price **\$658,000** Sold Date **10-Aug-23**

Distance **0.04km**



**1/10 STAMFORD GROVE CAROLINE  
SPRINGS VIC 3023**

3 2 1

Sold Price **\$680,000** Sold Date **04-Jun-22**

Distance **0.03km**



**7 STAMFORD GROVE CAROLINE  
SPRINGS VIC 3023**

3 2 2

Sold Price **\$690,000** Sold Date **19-Jun-21**

Distance **0.07km**



**2 ORDSALL CLOSE CAROLINE  
SPRINGS VIC 3023**

3 2 2

Sold Price **\$680,000** Sold Date **01-Mar-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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