

## 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 ERRINDURA PLACE 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

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Aug 2022

to

31 Jul 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

4 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$830,000	01-Apr-23
15 HERRING LOOP CAROLINE SPRINGS VIC 3023	-	20-Jul-23
14 WARNER WAY CAROLINE SPRINGS VIC 3023	\$820,000	14-Mar-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: 02 August 2023

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**4 GREVILLE STREET CAROLINE SPRINGS VIC 3023**

 3  
  2  
  2

Sold Price      **\$830,000**    Sold Date    **01-Apr-23**

Distance      **0.34km**



**15 HERRING LOOP CAROLINE SPRINGS VIC 3023**

 4  
  2  
  2

Sold Price      <sup>RS</sup> - <sup>UN</sup>    Sold Date    **20-Jul-23**

Distance      **0.87km**



**14 WARNER WAY CAROLINE SPRINGS VIC 3023**

 4  
  2  
  2

Sold Price      **\$820,000**    Sold Date    **14-Mar-23**

Distance      **1.38km**

RS = Recent sale      UN = Undisclosed Sale

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