

## 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 OLDIS CLOSE 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

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Nov 2022

to

31 Oct 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

8 ERRINDURA PLACE CAROLINE SPRINGS VIC 3023	\$930,000	16-Aug-23
69 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023	\$905,000	05-Aug-23
30 LAWSON WAY CAROLINE SPRINGS VIC 3023	\$915,000	01-Oct-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: 14 November 2023

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**8 ERRINDURA PLACE CAROLINE SPRINGS VIC 3023**

 4  
  2  
  2

Sold Price      **\$930,000**    Sold Date    **16-Aug-23**

Distance      **1.42km**



**69 SPRINGLAKE AVENUE CAROLINE SPRINGS VIC 3023**

 4  
  2  
  2

Sold Price      **\$905,000**    Sold Date    **05-Aug-23**

Distance      **2.85km**



**30 LAWSON WAY CAROLINE SPRINGS VIC 3023**

 1  
  2  
  2

Sold Price      **\$915,000**    Sold Date    **01-Oct-23**

Distance      **0.52km**

RS = Recent sale      UN = Undisclosed Sale

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