

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

4/17-21 COBAW CIRCUIT 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

\$510,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$496,000

Property type

Unit

Suburb

Caroline Springs

Period-from

01 Jun 2024

to

31 May 2025

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

8/17-21 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023	\$543,000	23-Jan-25
18/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023	\$590,000	06-Jun-25
13/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023	\$510,000	26-Apr-25

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: 24 June 2025

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8/17-21 COBAW CIRCUIT CAROLINE SPRINGS VIC 3023

 3  3  2

Sold Price

^{RS} **\$543,000** Sold Date **23-Jan-25**

Distance **0km**



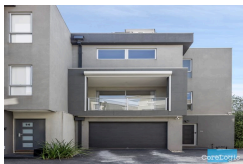
18/69-77 LANCEFIELD DRIVE CAROLINE SPRINGS VIC 3023

 3  2  2

Sold Price

^{RS} **\$590,000** Sold Date **06-Jun-25**

Distance **1.2km**



13/13 GREVILLE STREET CAROLINE SPRINGS VIC 3023

 2  1  1

Sold Price

\$510,000 Sold Date **26-Apr-25**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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