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 NARRACAN CLOSE 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 | \$1,080,000 | & | \$1,180,000 |
|--------------|---------------------|-------------|---|-------------|
| Single Price | | \$1,080,000 | & | \$1,180,000 |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$745,000 | Prop | erty type | | House | Suburb | Caroline Springs |
|--------------|-------------|------|-----------|------|--------|--------|------------------|
| Period-from | 01 Jul 2024 | to | 30 Jun 2 | 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 |
|--|-------------|--------------|
| 27 STOKE HEATH WAY CAROLINE SPRINGS VIC 3023 | \$1,115,000 | 28-May-25 |
| 2 DERWENT CLOSE CAROLINE SPRINGS VIC 3023 | \$1,210,000 | 17-Mar-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: 08 July 2025





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27 STOKE HEATH WAY CAROLINE Sold Price **SPRINGS VIC 3023**

RS \$1,115,000 Sold Date 28-May-25

Distance 1.11km



₩ 3

4

2 DERWENT CLOSE CAROLINE

Sold Price

\$1,210,000 Sold Date 17-Mar-25

Distance

1.93km

SPRINGS VIC 3023

₾ 2

RS = Recent sale UN = Undisclosed Sale

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