

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

3 FRENCH CRESCENT 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,500

Property type

House

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

26 FOREST GLADE WAY CAROLINE SPRINGS VIC 3023	\$660,000	01-Feb-25
3 PHOENIX GROVE FRASER RISE VIC 3336	\$640,000	19-May-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: 05 June 2025

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26 FOREST GLADE WAY CAROLINE SPRINGS VIC 3023

3 2 1

Sold Price **\$660,000** Sold Date **01-Feb-25**

Distance **0.88km**



3 PHOENIX GROVE FRASER RISE VIC 3336

3 2 1

Sold Price ^{RS} **\$640,000** Sold Date **19-May-25**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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