

## 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

6 BUSHY PARK AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Caroline Springs

Period-from

01 Apr 2023

to

31 Mar 2024

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 COBBLESTONE GREEN CAROLINE SPRINGS VIC 3023	\$1,230,000	20-Dec-23
29 WILLS TERRACE BURNSIDE HEIGHTS VIC 3023	\$1,137,000	28-Oct-23
16 WOOLWICH WAY TAYLORS HILL VIC 3037	\$1,125,000	17-Mar-24

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: 13 April 2024



## 4 COBBLESTONE GREEN CAROLINE SPRINGS VIC 3023

5 2 2

Sold Price **\$1,230,000** Sold Date **20-Dec-23**

Distance **0.68km**



## 29 WILLS TERRACE BURNSIDE HEIGHTS VIC 3023

4 2 3

Sold Price **\$1,137,000** Sold Date **28-Oct-23**

Distance **2.15km**



## 16 WOOLWICH WAY TAYLORS HILL VIC 3037

4 2 2

Sold Price <sup>RS</sup> **\$1,125,000** Sold Date **17-Mar-24**

Distance **2.67km**

RS = Recent sale

UN = Undisclosed Sale

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